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SPECIFIC PLANNED COMMUNITY REGULATIONS

**CITY OF
IRVINE, CALIFORNIA**

Appendix to Chapter 3 of the City's Zoning Ordinance

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SPECIFIC PLANNED COMMUNITY REGULATIONS

City of

IRVINE, CALIFORNIA

Looseleaf Supplement

This Supplement is a reprint of the changes in the Specific Planned Community Regulations of the Code of Ordinances, Irvine, California, as they appear in Supplement SPC No. 12.

Remove old pages

1
161 through 170.2.3
211 through 214
217 through 227

Insert new pages

1
160.3 through 170.2
211 through 214
217

Place this instruction sheet inside front cover of Pamphlet. Retain until each subsequent Supplement is inserted.

MUNICIPAL CODE CORPORATION

Tallahassee, Florida

January, 1983



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SPECIFIC PLANNED COMMUNITY REGULATIONS

City of

IRVINE, CALIFORNIA

Looseleaf Supplement

This Supplement is a reprint of the changes in the Specific Planned Community Regulations, of the Code of Ordinances, Irvine, California, as they appear in Supplement SPC No. 10.

Remove old pages

1
137 through 138.2
161 through 170.2.1

Insert new pages

1
137 through 138.2
161 through 170.2.3
217 through 227

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MUNICIPAL CODE CORPORATION

Tallahassee, Florida

February, 1982

THE UNIVERSITY OF CHICAGO

Page 1

THE UNIVERSITY OF CHICAGO

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The University of Chicago is a private research university in Chicago, Illinois. It was founded in 1837 and is one of the oldest and most prestigious universities in the United States. The university is known for its commitment to academic excellence and its diverse student body.

THE UNIVERSITY OF CHICAGO

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**SPECIFIC
PLANNED COMMUNITY
REGULATIONS**

**CITY OF
IRVINE, CALIFORNIA**

Appendix to Chapter 3 of the City's Zoning Ordinance



MUNICIPAL CODE CORPORATION

Tallahassee, Florida

1976

SPETIFIC
PLANNED COMMUNITY
REGULATIONS

1977

IRVINE, CALIFORNIA

Approved by the City Council on 10/1/77

10/1/77

MICHAEL J. LAMON

City Manager

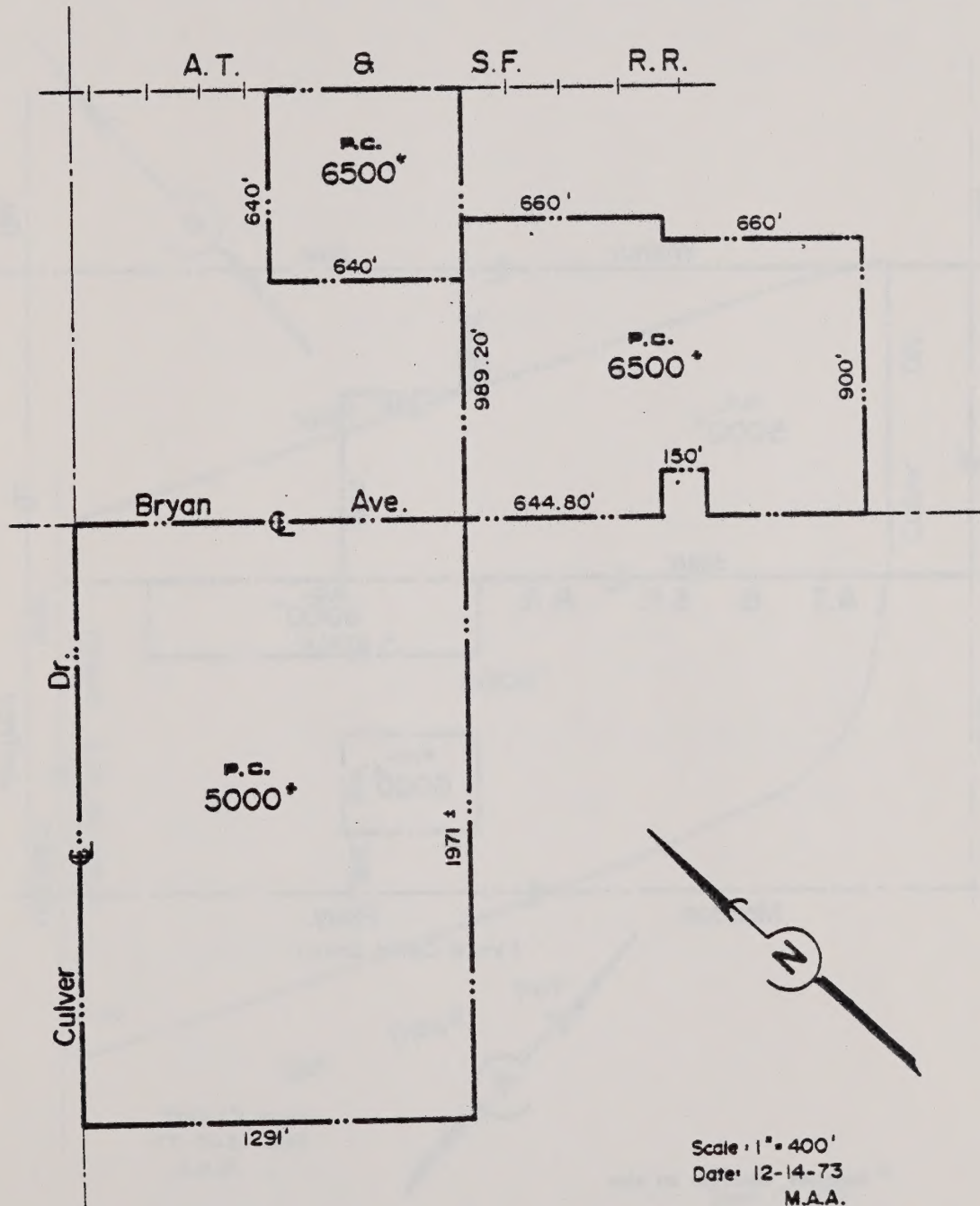
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SPECIFIC PLANNED COMMUNITIES

- Sec. V.E-301. Racquet Club Planned Community**
- Sec. V.E-302. North Irvine Planned Community**
- Sec. V.E-303. Culverdale Planned Community**
- Sec. V.E-304. Walnut East Planned Community**
- Sec. V.E-305. Walnut Square Planned Community**
- Sec. V.E-306. Jeffrey Commercial Planned Community**
- Sec. V.E-307. The Meadows Planned Community**
- Sec. V.E-308. Walnut Village Planned Community**
- Sec. V.E-309. The Ranch Planned Community**
- Sec. V.E-310. University Park Planned Community**
- Sec. V.E-311. Village of Valley View (Deerfield) Planned Community**
- Sec. V.E-312. Traveland Planned Community**
- Sec. V.E-313. Culver-Walnut Planned Community**
- Sec. V.E-314. Campus Valley Planned Community**
- Sec. V.E-315. Turtle Rock Planned Community**
- Sec. V.E-316. Sand Canyon Planned Community**
- Sec. V.E-317. Woodbridge Planned Community**
- Sec. V.E-318. College Park Greens Planned Community**
- Sec. V.E-319. Park Place Planned Community**
- Sec. V.E-320. University Town Center Planned Community**
- Sec. V.E-321. Smoketree Planned Community**
- Sec. V.E-322. Irvine Center Planned Community**
- Sec. V.E-322A. Reserved**
- Sec. V.E-323. Irvine Industrial Complex - East Planned Community**
- Sec. V.E-324. Orangetree Planned Community**
- Sec. V.E-325. Rancho San Joaquin Planned Community**
- Sec. V.E-326. Irvine Business Complex**
- Sec. V.E-327. Auto Center Planned Community**
- Sec. V.E-328. Jeffrey Planned Community**
- Sec. V.E-329. North Irvine (Northwood II) Planned Community**
- Sec. V.E-330. San Joaquin Recreation Center Planned Community**
- Sec. V.E-331. Orchard Park Planned Community**
- Sec. V.E-332. Home Improvement Center Planned Community**
- Sec. V.E-333. Reserved**

Sec. V.E-301. Racquet club.

The regulations for the Racquet Club Planned Community are contained in section V.E-300 of this ordinance and on the development plan for the subject planned community.
(Ord. No. 96, § 11.11, 2-26-74)

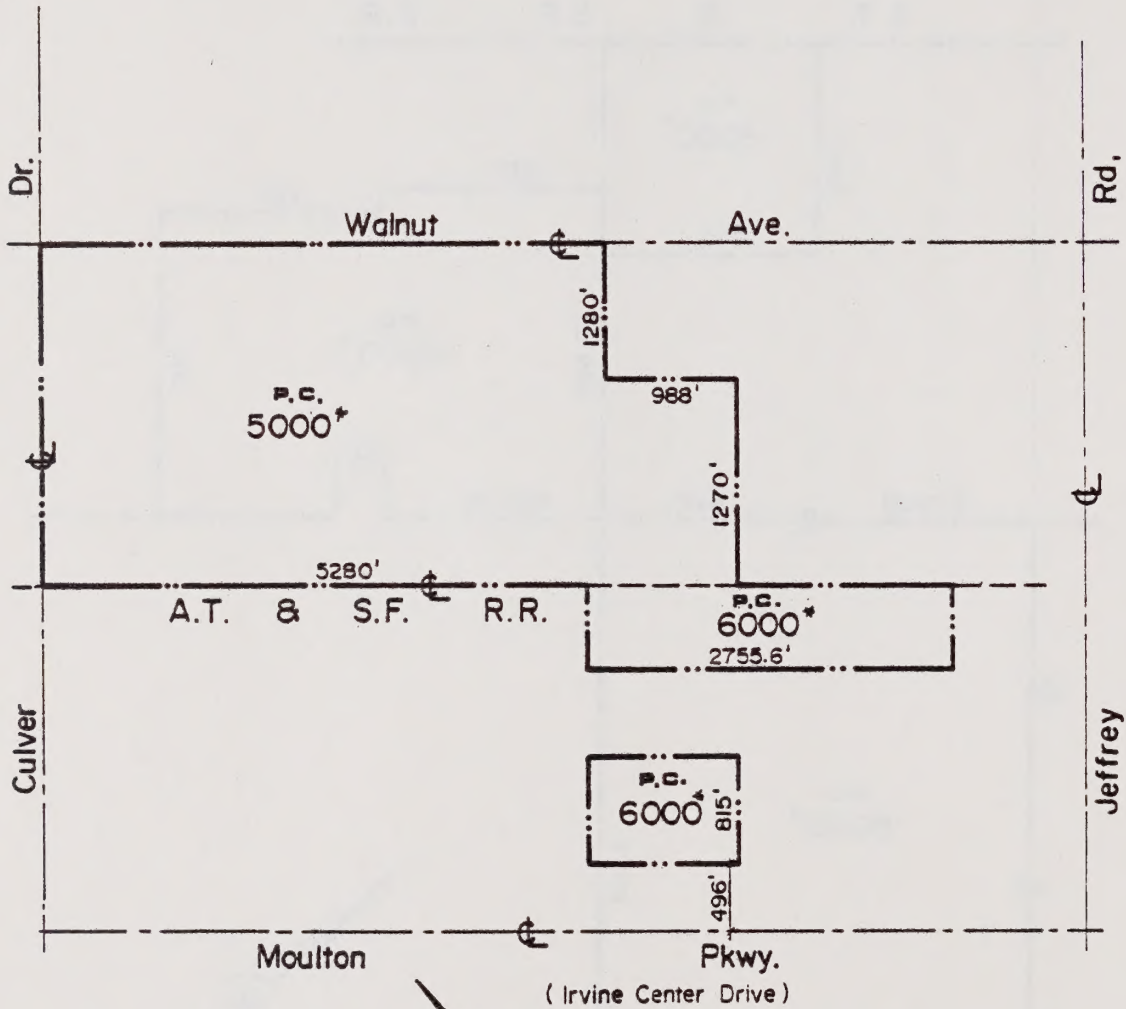
**RACQUET CLUB
PLANNED COMMUNITY
DEVELOPMENT PLAN**

* Indicates minimum lot size

Sec. V.E-302. North Irvine (California Homes, The Willows and Greentree Homes).

The regulations for the North Irvine Planned Community are contained in section V.E-300 of this ordinance and on the development plan for the subject planned community. (Ord. No. 96, § 11.12, 2-26-74)

**NORTH IRVINE
PLANNED COMMUNITY
DEVELOPMENT PLAN**



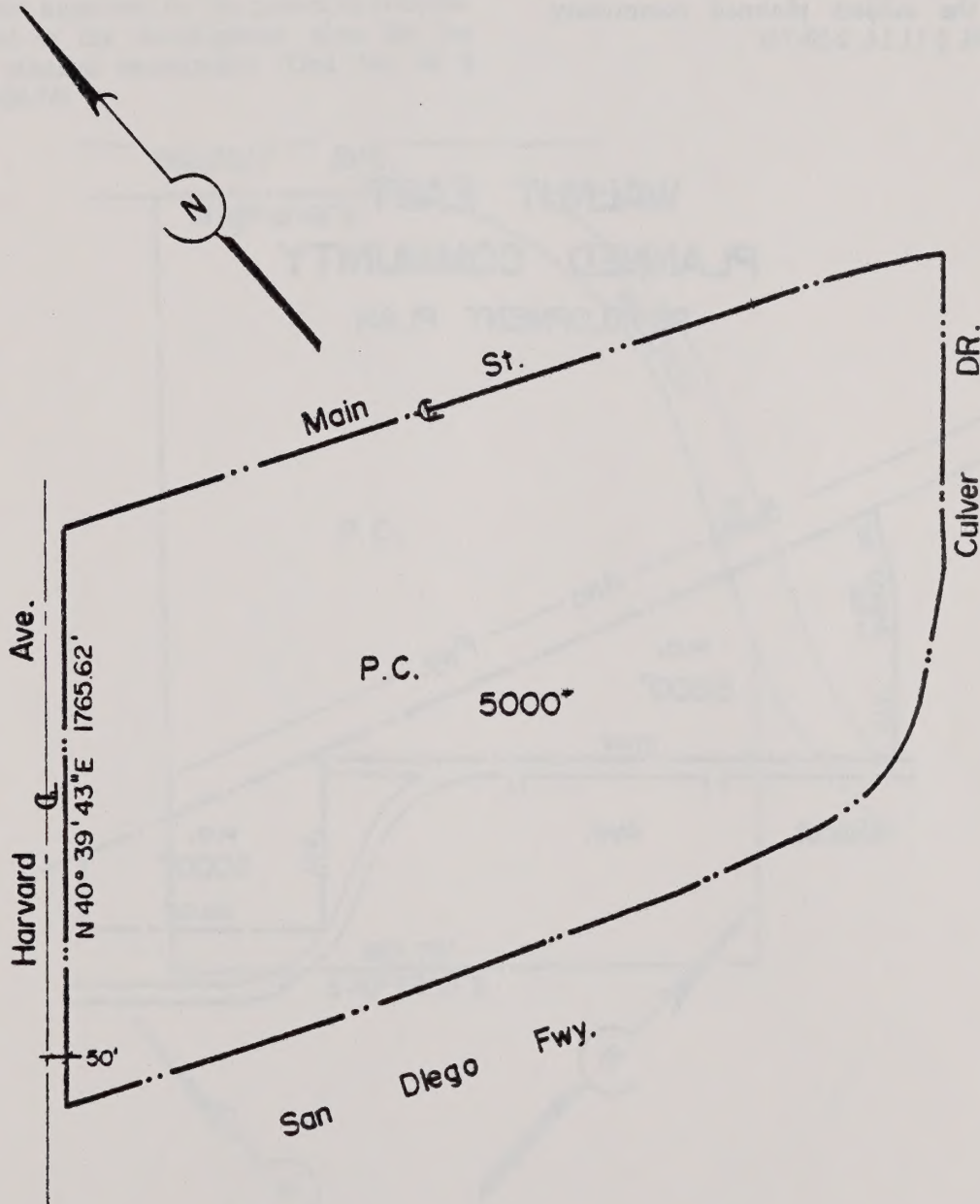
* Indicates minimum lot size

Scale: 1" = 1000'
Date: 12-17-73
M.A.A.

Sec. V.E-303. Culverdale.

The regulations for the Culverdale Planned Community are contained in section V.E-300 of this ordinance and on the development plan for the subject planned community. (Ord. No. 96, § 11.13, 2-26-74)

CULVERDALE PLANNED COMMUNITY DEVELOPMENT PLAN



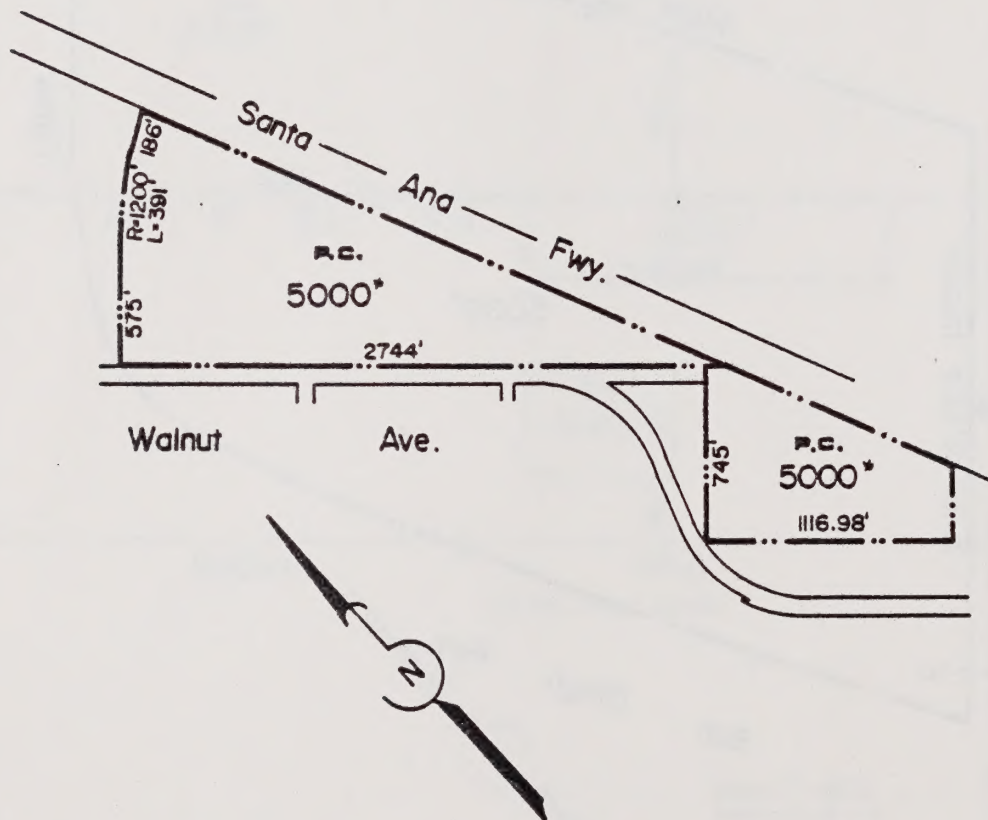
* Indicates minimum lot size

Scale: 1" = 400'
Date: 12-10-73
M.A.A.

Sec. V.E-304. Walnut East.

The uses permitted in the Walnut East Planned Community shall be residential, with accessory uses and structures, at a density of one dwelling unit for each 5,000 square feet of land area. Development within this planned community shall be subject to the issuance of a conditional use permit approved by the planning commission and the development plan for the subject planned community. (Ord. No. 96, § 11.14, 2-26-74)

WALNUT EAST PLANNED COMMUNITY DEVELOPMENT PLAN



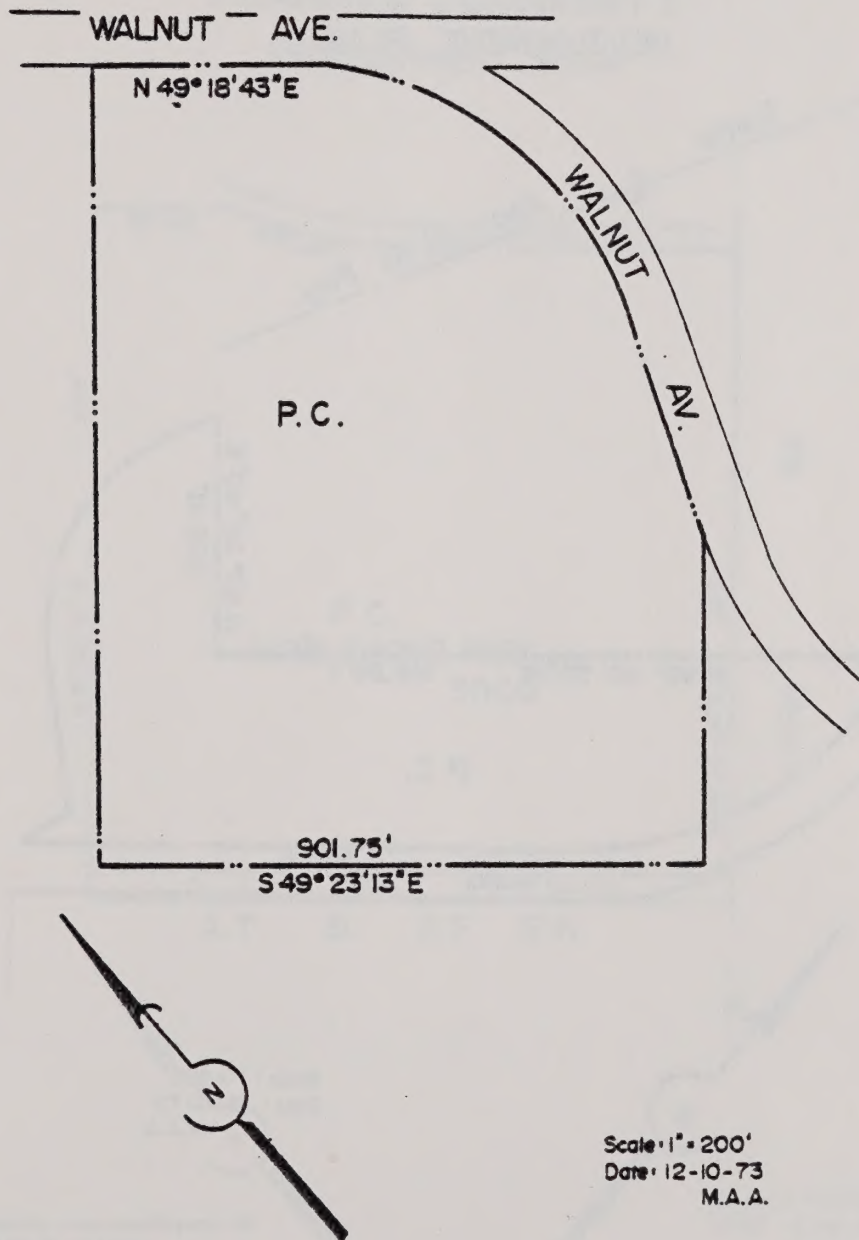
* Indicates density - one dwelling unit for each 5000 Sq. Ft. of land.

Scale: 1" = 600'
Date: 12-14-73
M.A.A.

Sec. V.E-305. Walnut Square.

The uses permitted in the Walnut Square Planned Community shall be residential, with accessory uses and structures, at a maximum density of one dwelling unit for each 1,800 square feet of land area and shall be subject to the provisions of section V.E-300 of this ordinance except to the extent that variations may be approved as a part of a conditional use permit approved by the planning commission and to the development plan for the subject planned community. (Ord. No. 96, § 11.15, 2-26-74)

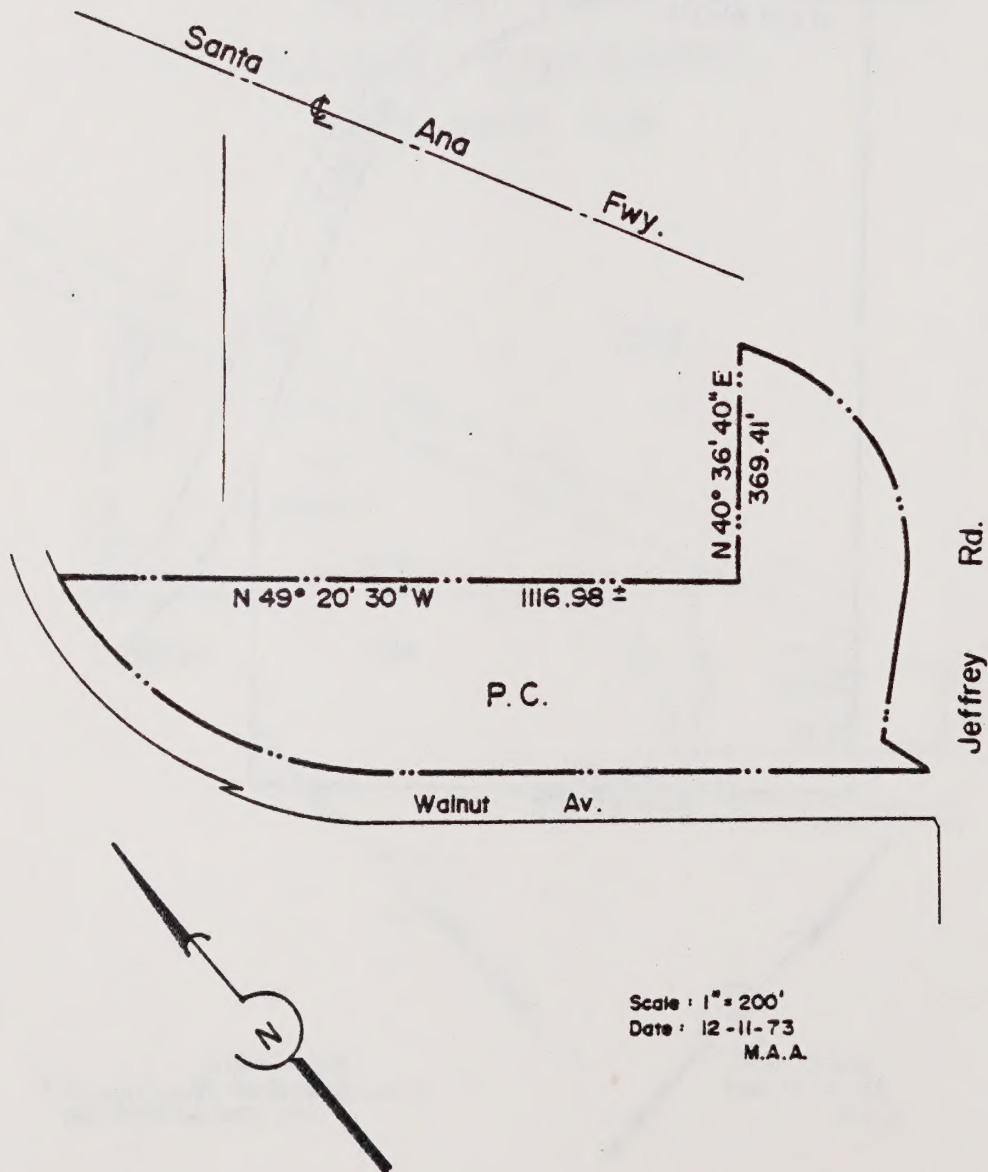
**WALNUT SQUARE
PLANNED COMMUNITY
DEVELOPMENT PLAN**



Sec. V.E-306. Jeffrey Commercial.

The uses permitted in the Jeffrey Commercial Planned Community shall be commercial in nature. Development within the planned community shall be subject to the issuance of a conditional use permit approved by the planning commission and to the development plan for the subject planned community.
(Ord. No. 96, § 11.16, 2-26-74)

**JEFFREY COMMERCIAL
PLANNED COMMUNITY
DEVELOPMENT PLAN**

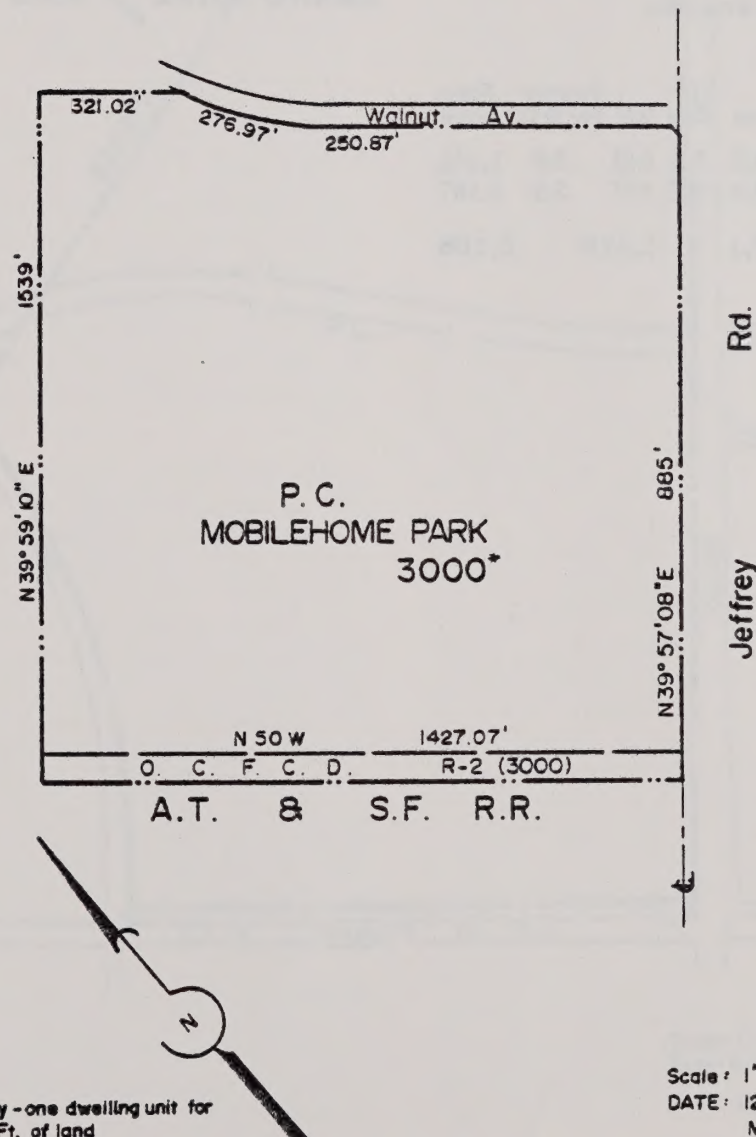


Sec. V.E-307. Meadows.

The uses permitted in the Meadows Planned Community shall be for a mobile home park, with accessory uses and structures, and for commercial purposes. Development within the planned community shall be subject to the issuance of a conditional use permit approved by the planning commission and to the development plan for the subject planned community.

Unless otherwise specified on subsequent conditional use permits, the conditions of Use Variance No. UV6212 approved by the Orange Community Planning Commission on May 21, 1969 shall apply to the Meadows Planned Community. (Ord. No. 96, § 11.19, 2-26-74)

THE MEADOWS PLANNED COMMUNITY DEVELOPMENT PLAN



Sec. V.E-308. Walnut Village.

The supplemental regulations for the Walnut Village "PC" District are as follows:

V.E-308.1. Introduction.

The Walnut Village PC (Planned Community) District for the County of Orange has been developed to provide a method whereby property may be classified and used for a variety of residential housing types and densities, supporting commercial and other community facilities compatible therewith. The specifications of this district are intended to provide flexibility for both the land use and development standards in planned building groups.

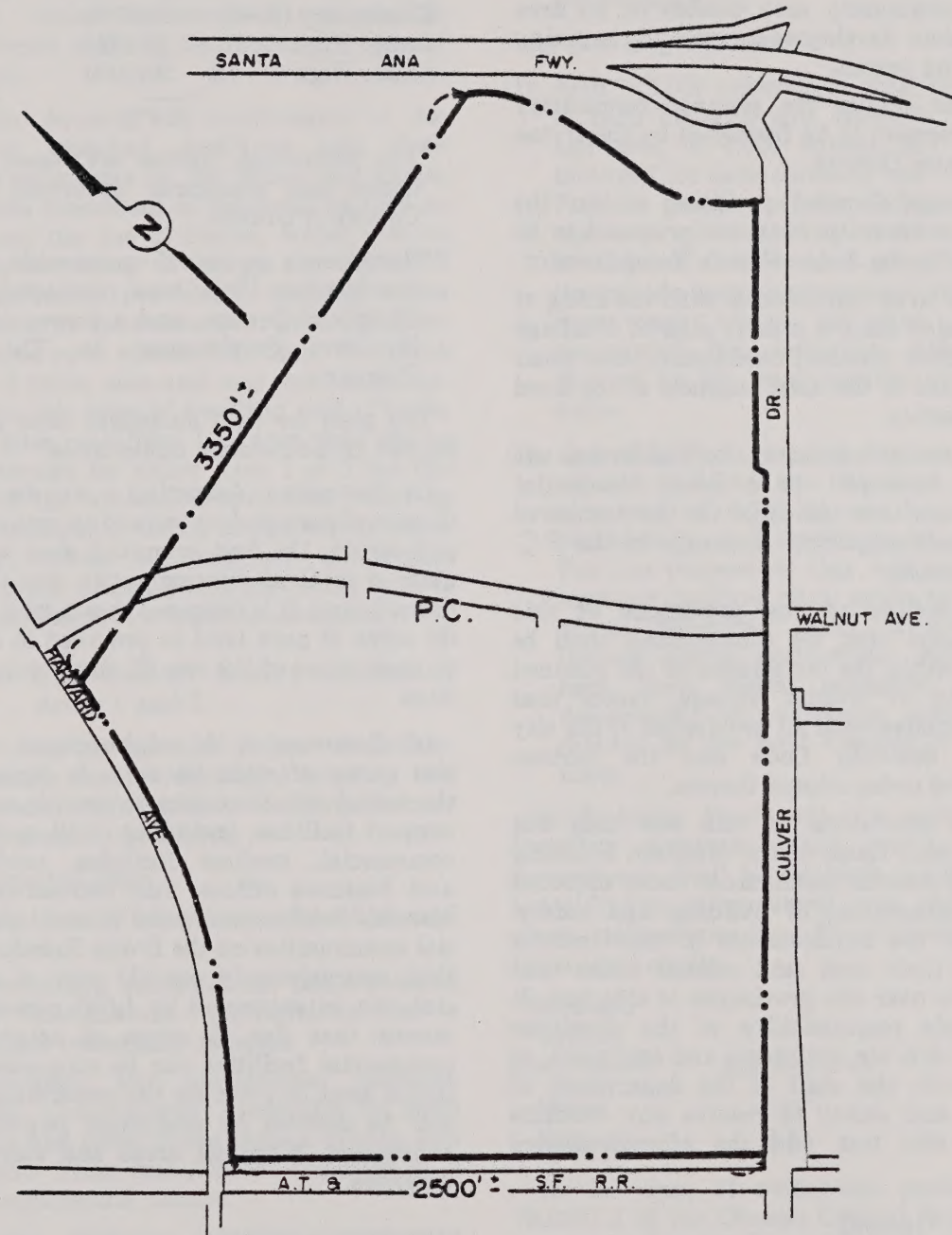
V.E-308.2. Statistical analysis.**RESIDENTIAL**

Type	Area	Acres	D.U./		Persons		Popu- lation
			Acre	D.U.	Per D.U.	D.U.	
Low Medium	1	98.5	5.5	542	3.6	1,951	
Density	2	168.6	5.2	877	3.6	3,157	
Subtotal		267.1		1,419		5,108	

SUPPORT FACILITIES

Type	Area	Acres	
Commercial	9	8.0	
Elementary	3	10.0	
School	4	10.0	
Park	5	2.0	
	6	2.0	
	7	2.0	
	8	2.0	
Flight	1a	83.1	
Easement			
Subtotal		119.1	
GRAND TOTAL		386.2	1,419 5,108

WALNUT VILLAGE PLANNED COMMUNITY DEVELOPMENT PLAN



Scale: 1" = 600'
Date: 6-19-74

M.A.A.

V.E-308.3. Notes.

(a) Within the planned community area, the continued use of the land for agricultural purpose and other uses similar in character and all necessary structures and appurtenances shall be permitted.

(b) Grading will be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit.

(c) Water within the planned community area is proposed to be furnished by the Irvine Ranch Water District.

(d) Sewage disposal facilities within the planned community area are proposed to be furnished by the Irvine Ranch Water District.

(e) Prior to or coincidental with the filing of any tentative map, a master plan of drainage for the entire planned community area shall be submitted to the chief engineer of the flood control district.

(f) All areas designated for residential use may be developed at a lower residential density than that indicated for the numbered area without requiring a change in the P.C. District zoning.

(g) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the planned community of Walnut Village, except that which complies with all provisions of the city Uniform Building Code and the various mechanical codes related thereto.

(h) The provisions of this text may not conform with those of the Uniform Building Code and related mechanical codes enforced by the department of building and safety. Note that the requirements of the Uniform Building Code and said related codes take precedence over the provisions of this text. It is the sole responsibility of the developer together with his architects and engineers, to consult with the staff of the department of building and safety to resolve any conflicts between this text and the aforementioned codes.

V.E-308.4. General.

(a) An estimated population of 5,108 persons is anticipated in the initial submittal area. This figure has been used for estimating community facilities.

(b) *Schools*: Following are the number of school children that are anticipated to be generated by the development of this area.

Type	Single Family	
	Factor/ Dwelling Unit*	Number of Children
Elementary (K—6)	.68(65%)	965
Junior High (7, 8)	.16(15%)	227
Senior High (9—12)	.20(20%)	284
	1.04**	1,476

*The percentage figures are based on statistics and standards developed by the County of Orange.

**Based on a survey of comparable units in the Mission Viejo area conducted by the County of Orange, and a survey of Tustin Meadows development by The Irvine Company.

The plan for first submittal area provides for two (2) elementary school sites.

(c) *Recreation*: Assuming a standard of one (1) acre of park and/or recreation area per 1,000 population, the first submittal area would require a total of approximately five (5) acres of park land. It is proposed that a total of eight (8) acres of park land be provided in addition to open areas of the two (2) elementary school sites.

(d) *Commercial*: A neighborhood commercial center of eight (8) acres is proposed for the initial submittal area to provide necessary support facilities, including retail and service commercial, medical facilities, professional and business offices, and recreational commercial. Studies conducted in similar residential communities on the Irvine Ranch indicate that approximately one (1) acre of commercial can be supported by 1,000 persons. This means that five (5) acres of neighborhood commercial facilities can be supported in the initial area. Support for the remaining portion will be derived by additional population in subsequent submittal areas and surrounding acreages.

V.E-308.5. Definitions.

(a) *Conventional subdivision on a planned community concept*: A conventional subdivision of detached dwellings and their accesso-

ry structures on individual lots where the lot size may be less than the required average for either Area 1 or 2 but where the density for the entire subdivision meets the required standards and where open space areas are provided for the enhancement and utilization of the overall development (tract or series of contiguous tracts, usually by the same developer, which is comprised of similar housing types utilizing this particular type of site design).

(b) *Patio housing*: A subdivision of detached or attached dwellings and their accessory structures on individual lots which, through the placement of the dwelling unit on the lot and the use of fences, walls, and/or landscape screening to enclose the entire lot or portions thereof, provides for a higher degree of utilization of the entire lot or portions thereof as usable open space. The usual definition and use of front, side and rear yard is not applicable to this type of dwelling unit. The individual sites may have less area than the required average for either Area 1 or 2 but the density of the overall development (tract or series of contiguous tracts, usually by the same developer, which is comprised of similar housing types utilizing this particular type of site design) meets the required standard.

V.E-308.6. Low medium density residential, Areas 1 and 2.

These areas are intended to provide primarily for single family residential housing and related community facilities developed under level topographic conditions.

(a) *Permitted uses*:

- (1) Single family dwellings, detached and attached.
- (2) Conventional subdivisions, patio housing and conventional subdivisions on a planned community concept.
- (3) Community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking, and bicycle trails and related facilities of a noncommercial nature.
- (4) Schools, churches, libraries, community centers, civic or cultural facilities, such as: Art galleries; museums; music centers; etc.; and establishments for the care of preschool children.
- (5) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (6) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease, or hire of the particular building, property or premises upon which displayed.

(b) *Building site area*:

- (1) Area 1: 5,000 square feet shall be required of each building site. However, an average area of 6,000 square feet shall be provided for each dwelling unit in Area 1. For the purpose of this ordinance, average area per dwelling shall mean the average of all developed areas in Area 1 (to include parks, recreational and permanent open space) exclusive of areas designated for vehicular rights-of-way divided by the total number of dwelling units.
- (2) Area 2: 5,000 square feet shall be required of each building site. However, an average area of 6,000 square feet shall be provided for each dwelling unit in Area 2. For the purpose of this section, average area per dwelling shall mean the average of all developed areas in Area 2 (to include parks, recreational and permanent open space) exclusive of areas designated for vehicular rights-of-way divided by the total number of dwelling units.

(c) *Setbacks from vehicular rights-of-way*: Dwelling structures which abut a vehicular right-of-way shall be set back a minimum of ten (10) feet as measured from the ultimate street right-of-way line. The following exceptions shall apply:

Standard county designation	Right-of-way	Minimum setback
Major	120'	15'
Primary	100'	15'

In the case of swimming pools, section 78.0267.3 of the Orange County Zoning Code [section V.E-300(e)(3) herein] shall apply.

Attached and detached garages and carports shall conform to the building setback requirements for dwelling structures except

that when the setback is less than twenty (20) feet and the vehicular access faces the access street, the setback for garages and carports shall be a minimum of twenty (20) feet from the ultimate street right-of-way line of the access street.

(d) *Setbacks from property line:* All setbacks listed under this section refer to all property lines not affected by the requirements of section (c) above. Swimming pools shall be governed by the requirements of section 78.0267.3 of the Orange County Zoning Code [section V.E-300(e)(3) herein].

(1) Conventional subdivision and conventional subdivision on a planned community concept:

- a. Side yard: Three (3) feet, except there shall be at least ten (10) feet between structures on adjacent lots.
- b. Rear yard: Ten (10) feet.
- c. Garage or carport attached to the dwelling unit may be located not less than six (6) feet from a garage or carport on an adjacent lot.
- d. A garage or carport detached from the dwelling unit may abut a detached garage or carport on an adjacent lot.

(2) Patio housing:

- a. Side yard: Three (3) feet, with a minimum of six (6) feet between structures on adjacent lots, except:
 1. Structures which abut a plaza, park, mall or other permanent open green space may abut the common property line and have openings onto such appurtenances.
 2. Where there are no openings on a given side, that side may be placed on the property line and may abut a structure on an adjoining lot.
 3. An attached or detached garage or carport may abut a side property line or another structure, provided no openings are located on the abutting surfaces.
- b. Rear yard: Ten (10) feet.

(e) *Building height:* Maximum height for all buildings shall be thirty-five (35) feet.

(f) *Fences, hedges and walls:* Fences shall be limited to a maximum height of eight (8) feet. Wing walls, where an extension of a residential or accessory structure, may be eight (8) feet in height. Section 78.0267.4, paragraphs b and c, of the Orange County Zoning Code [section V.E-300(f)(5)d. herein] shall also apply to all such structures.

(g) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side or rear yard. In side yards, the maximum height shall be eight (8) feet. In instances where this construction is utilized, garages shall not be considered as "attached" for setback purposes.

(h) *Parking:* Parking for residential uses in Areas 1 and 2, shall be in the form of not less than two garage spaces per family unit.

V.E-308.7. Commercial, Area 9.

These areas are intended primarily to provide for the retail, service, office, medical and dental, and general commercial facilities necessary to support this community.

(a) *Permitted uses:*

- (1) Retail and service businesses.
- (2) Administrative and professional offices.
- (3) Automobile service stations.
- (4) Institutional and governmental facilities.
- (5) Civic, cultural and recreational facilities.
- (6) Parking lots, structures and facilities.
- (7) Accessory structures and uses necessary and customarily incidental to permitted uses.
- (8) Signs for identifying or giving directions to communities and facilities on the Irvine Ranch (Page B).

(b) *Building site area:* A minimum of 7,200 square feet shall be required of any building site in Area 9.

(c) *Building height limit:* Thirty-five (35) feet maximum.

(d) *Minimum yard requirements:* A minimum ten (10) foot building setback shall be maintained from all property lines with the following exceptions:

- (1) If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels.
- (2) No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the commercial structure.

(e) *Landscaping:*

- (1) *Streets:* A minimum of five (5) foot continuous landscape area shall be maintained adjacent to all street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping shall not exceed three and one-half (3½) feet in height within twenty (20) feet of an intersection or access drive.
- (2) *Interior property lines:* A minimum of five (5) foot continuous visual screen shall be maintained adjacent to all interior property lines which abut residential lots. Screening may be provided by means of fences, walls, berms, changes in elevation or plant materials. Where such screening has been provided on the residential side of the property line, this requirement is waived.
- (3) *Parking areas:* A minimum of five (5) per cent of the total building site shall be devoted to landscaping, with a minimum of twenty-five (25) per cent of that total to be located within the parking areas.

(f) *Parking:* The requirements of section 78.0290 of the County of Orange Zoning Code [sections V.E-401 through V.E-407 herein] shall apply.

(g) *Signs:*

- (1) *Sign area—General standard:* Only one (1) single or double faced identification sign shall be permitted per street frontage for each individual business.

No sign shall exceed an area equal to one and one-half (1½) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed two hundred (200) square feet in area per face.

- (2) *Pole sign:* One (1) identification pole sign per site will be allowed for the following commercial businesses:

- a. Restaurant.
- b. Cocktail lounge and/or bar.
- c. Service stations.

If a pole sign is utilized, it shall be in lieu of other identification signs allowed by ordinance. Pole signs shall be limited to a maximum height of twenty (20) feet and a maximum area of fifty (50) square feet per face, double faced.

- (3) *Wall sign:* In no event shall an identification sign placed on a wall comprise more than ten (10) per cent of the area of the elevation upon which the sign is located. Said signs shall be fixture signs. Signs painted directly on the surface of the wall shall not be permitted.
- (4) *Ground sign:* An identification ground sign shall not exceed four (4) feet above grade in vertical height. Also, ground signs in excess of one hundred and fifty (150) square feet in area (single face) shall not be erected in the first twenty (20) feet, as measured from the property line, of any street side setback. However, the above standards shall not apply to the community directional sign, special purpose sign, construction sign or future tenant identification sign.
- (5) *Multi-tenant directory sign:* One (1) directory sign listing only the name of the firms or businesses within a site shall be allowed. Said sign shall be limited to a maximum height of twenty (20) feet. Panels identifying each individual store shall be no larger than one (1) foot in width and five (5) feet in length.
- (6) *Sale or lease sign:* A sign, advertising the sale, lease, or hire of the site shall be permitted in addition to the other signs listed in this section. Said sign shall not exceed a maximum area of thirty-two (32) square feet.
- (7) *Special purpose sign:* Signs used to give directions to traffic or pedestrians or give instructions as to special conditions (i.e., "Danger," "Caution," etc.) shall not exceed a total of six (6) square feet (single

face) in area and shall be permitted in addition to the other signs listed in this section.

- (8) Construction sign: One (1) construction sign denoting the architects, engineers, contractor, and other related subjects, shall be permitted upon the commencement of construction. Said sign shall conform to the criteria contained in the attached sign standard sheet and will be permitted until such time as a final inspection of the building(s) designates such structure(s) fit for occupancy, or the tenant is occupying said building(s), whichever occurs first.
- (9) Future tenant identification sign: A sign listing the name of future tenants, responsible agent or realtor, and identification of the commercial facility shall be permitted. Said sign shall conform to the criteria contained in the attached sign standard sheet and will be permitted until such time as a final inspection of the building(s) designates said structure(s) fit for occupancy or tenant is occupying said building(s), whichever occurs first.
- (10) Community directional and/or identification sign: Permanent directional and identification signs, not exceeding two hundred and fifty (250) square feet (single face), shall be permitted to give directions to and identify areas and facilities on the Irvine Ranch (Page B).

(h) *Sign standards:*

- (1) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
- (2) Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
- (3) A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.

- (4) All signs attached to the building shall be flush mounted.

V.E-308.8. Community facilities, all areas.

(a) *Permitted uses:* The following uses shall be allowed in all land use districts:

- (1) Schools, churches, libraries, community centers, civic or cultural facilities, such as art galleries, museums, music centers, etc., and establishments for the care of preschool children.
- (2) Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
- (3) Accessory buildings, structures and uses related and incidental to a permitted use.
- (4) Signs identifying or giving directions to permitted uses and facilities. No sign shall exceed thirty-five (35) square feet in area.

(b) *Building site area:* 7,200 square feet minimum.

(c) *Building height limit:* Fifty (50) feet.

(d) *Minimum yard requirements:* Twenty-five (25) feet from all residential property lines and ten (10) feet from any streetside property line. No structure shall be located closer to a residential structure or an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the grade elevation of the residential site shall apply. Any structure which abuts upon a plaza, park, mall, greenbelt or other permanent open space may abut the common property line.

(e) *Landscaping:* Ten (10) per cent of the building site shall be landscaped with a minimum of ten (10) per cent of such landscaping to be located within the parking areas.

A minimum of ten (10) feet (depth) of continuous landscaping shall be maintained adjacent to all street or highway rights-of-way, except for perpendicular access drive-ways and pedestrian walkways. Landscaping shall not exceed three (3) feet in height within twenty (20) feet of an intersection or access drive.

(f) *Screening:* A continuous visual screen, six (6) feet in height, shall be maintained

adjacent to all interior property lines which abut a residential lot. Screening may consist of fences, walls, berms or lineal or group masses of trees and/or shrubbery.

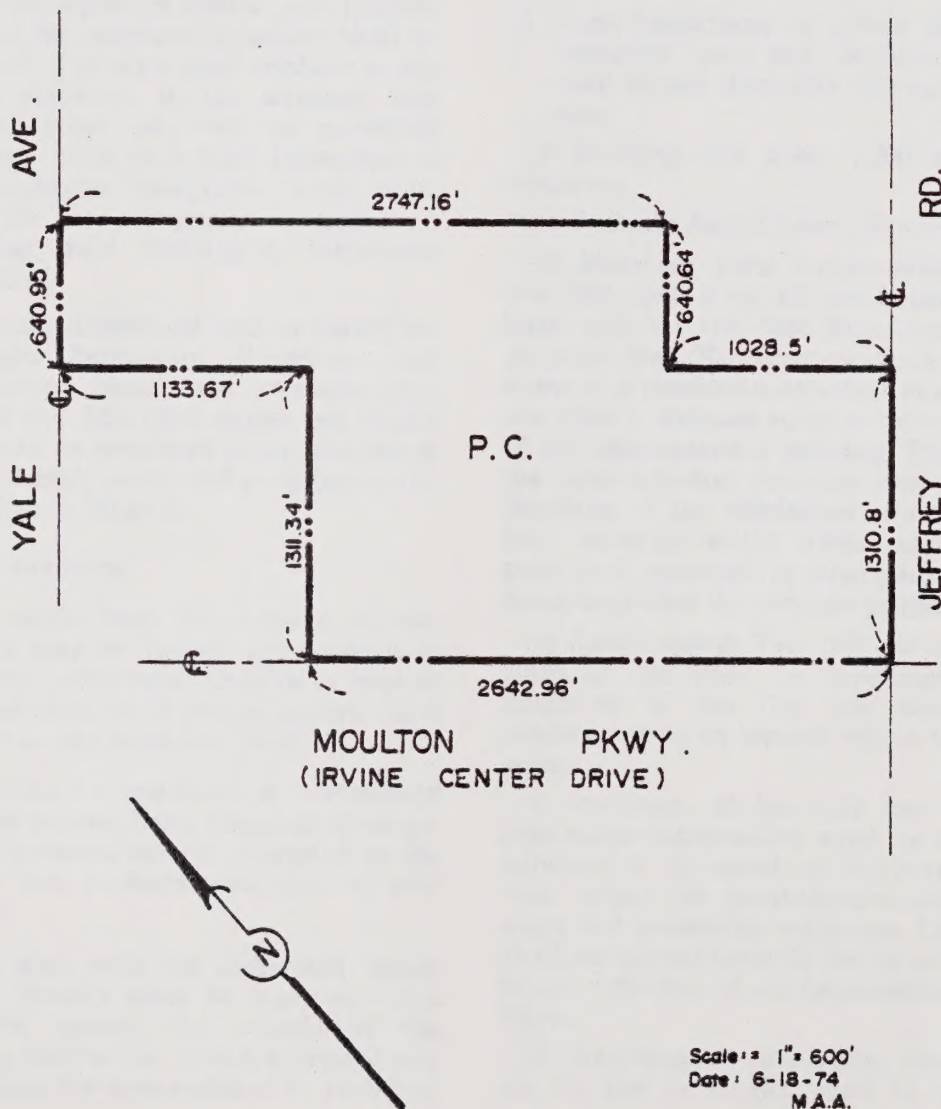
(g) *Parking*: Parking for community facilities shall conform to the parking requirements of section 78.0290 [sections V.E-401 through V.E-407] of the Orange County Zoning Code. (Ord. No. 96, § 11.2, 2-26-74)

Sec. V.E-309. The Ranch (Pacesetter Valencia).

The supplemental regulations for The Ranch (Pacesetter Valencia) Planned Community are contained in Ordinance No. 2363 adopted by the Orange County Board of Supervisors on December 23, 1969, except that the references in Ordinance No. 2363 to the "RS" development standards of the Orange County Zoning Code shall be deemed

to be a reference to the supplemental residential development standards contained in section V.E-300 of this ordinance and that the development of the commercially designated area shall be by the issuance of a conditional use permit approved by the planning commission. (Ord. No. 96, § 11.20, 2-26-74)

THE RANCH PLANNED COMMUNITY DEVELOPMENT PLAN



Sec. V.E-310. University Park.

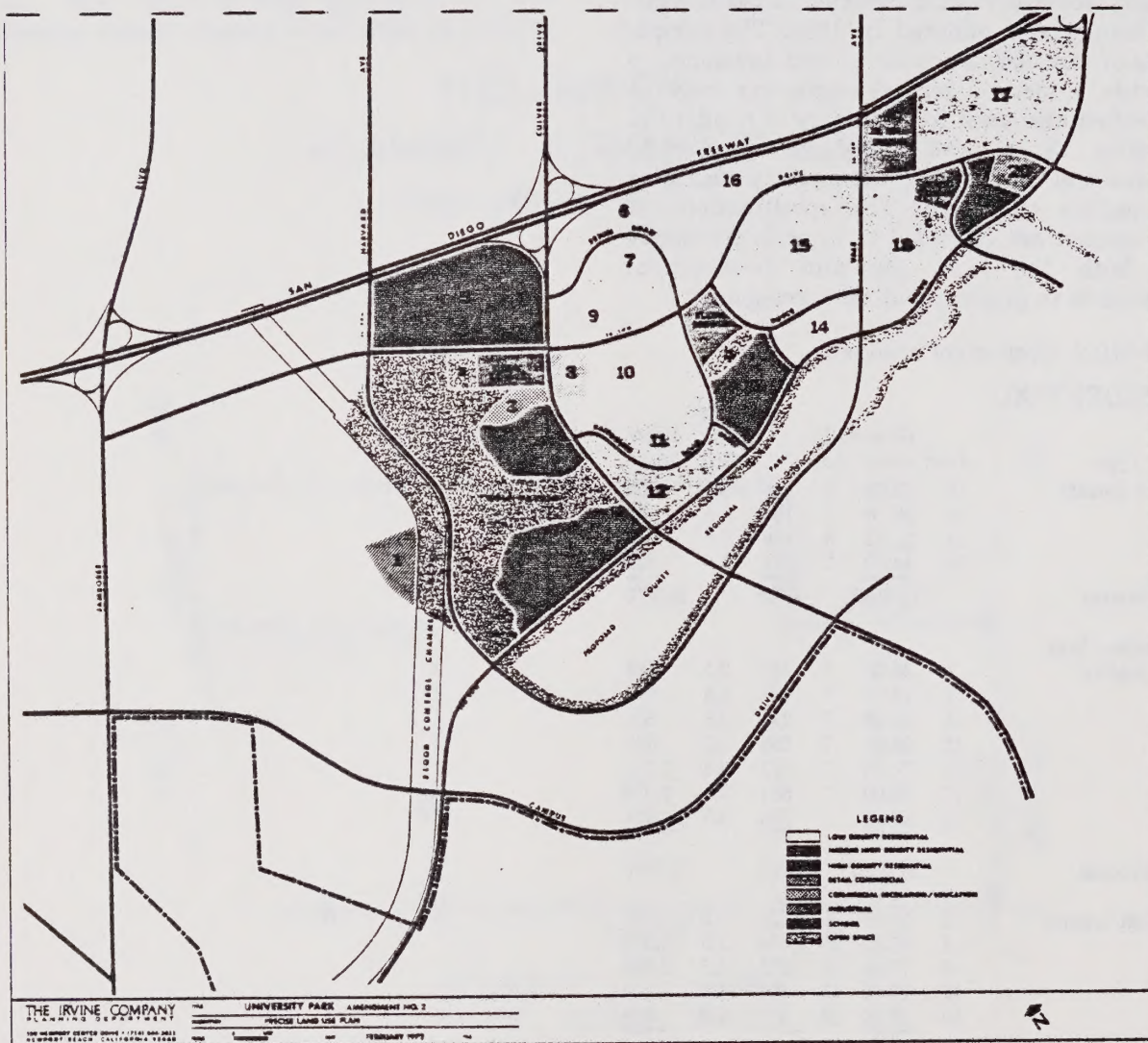
The supplemental regulations for the University Park "PC" District are as follows:

V.E-310.1. Introduction.

The University Park PC (Planned Community) District is in general conformance with the land use proposals of the South Irvine Ranch General Plan, submitted to the County of Orange and adopted in 1964. The regulations of this ordinance have been developed to provide a method whereby property may be classified and used for a variety of residential housing types and densities, supporting commercial and other community facilities compatible therewith. The specifications of the district are intended to provide flexibility for both the land use and development standards in planned building groups.

V.E-310.2. Statistical analysis.**RESIDENTIAL:**

Type	Gross D.U./		Pers.		Popu-
	Area	acres	Acre D.U.	D.U.	lation
Low density	9	33.65	5	168	3.6
	10	26.76	5	134	3.6
	14	21.21	5	106	3.6
	16	<u>44.80</u>	5	<u>224</u>	3.6
Subtotal		126.42		632	2,275
Medium high density	6	38.20	7	267	2.5
	7	23.73	7	166	2.5
	11	34.38	7	241	2.5
	12	36.91	7	258	2.5
	15	74.69	7	523	2.5
	17	83.00	7	581	3.5
	18	<u>52.00</u>	7	<u>364</u>	3.5
Subtotal		342.91		2,400	6,946
High density	2	53.00	25	1,325	1.5
	4	42.00	25	1,050	1.5
	5	77.00	25	1,925	1.5
	13	27.62	25	691	1.5
	19	<u>18.00</u>	25	<u>450</u>	1.5
Subtotal		<u>217.62</u>		<u>5,441</u>	<u>8,162</u>
TOTAL		686.95		8,473	17,383



SUPPORT FACILITIES:

Type	Area	Gross acres		
Commercial	3	8.00		
	8	7.20		
	20	9.00		
Elementary schools		11.50		
		11.50		
		11.50		
Junior high school		21.00		
Public parks	a	4.00		
	b	5.00		
	c	5.00		
Golf course		150.00		
O.C.F.C.C.	1	30.00		
Industrial	1	10.00		
SUBTOTAL		283.70		
GRAND TOTAL		970.65	8,473	17,383

The above statistics are based on gross acreage and do not attempt to account for the loss of buildable area due to arterial roads and local streets.

V.E-310.3. Notes.

(a) Within the planned community area, the continued use of the land for agricultural purposes and other uses similar in character and all necessary structures and appurtenances shall be permitted.

(b) Grading will be permitted within the planned community outside of an area of immediate development upon the securing of a grading permit.

(c) Water within the planned community area is proposed to be furnished by the Irvine Ranch Water District.

(d) Sewage disposal facilities within the planned community area are proposed to be furnished by the Irvine Ranch Water District.

(e) The property lies within the boundaries of the Orange County Master Plan of Drainage for the University Park area and the developers of the land will be required to participate in said plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Participation may include the construction of master plan drainage facilities, dedication of right-of-way, and payment of drainage fees.

(f) All areas designated for residential use may be developed at a lower residential density than that indicated for the numbered area without requiring a change in the PC (Planned Community) District zoning.

(g) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the planned community of University Park except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(h) Any land use proposal not specifically covered by the plan and supplemental text shall be subject to the regulations of the City of Irvine Zoning Code.

(i) The development of Area 13 as designated on the Precise Land Use Plan contained in this section will not commence for a period of six (6) months from August 8, 1972.

(j) With respect to all residential developments, sales literature in sales offices shall bear conspicuous notification of planned or permitted nearby and adjacent commercial and multi-family development, and that all sites zoned or planned for multiple family or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed future uses.

(k) Although hotel and motel uses are allowed in both Areas 2 and 3 of the accompanying precise land use plan, only one (1) such complex shall be allowed in the planned community of University Park as defined by said plan.

V.E-310.4. General.

An estimated population of approximately 17,383 persons is projected for the planned community of University Park. This figure has been used for estimating community facilities.

(a) *Schools:* Following is a projection of school-age children generated by full occupancy of the planned community. The projection is based upon the number of dwelling units existing and the net number estimated to be constructed.

	Single-family detached*	Single-family attached*	Multiple-family*	Number of children
Elementary (K—6)	.75	.50	.25	2,168
Junior high (7, 8)	.20	.20	.10	822
Senior high (9—12)	.20	.20	.10	822
	1.15	.90	.45	3,812

*Factors based on statistics and standards experienced by and accepted by the school districts and The Irvine Company in similar developments.

In accordance with planning discussions between The Irvine Company and the San Joaquin School District, two (2) elementary school sites and one (1) intermediate school site, in addition to an existing elementary school, have been designated within the planned community to meet the school district's requirements. These sites will be reserved and specific planning of same will be carried out in coordination with the school district.

(b) *Recreation*: The recreation needs for the planned community of University Park shall be provided for according to Park Modification PM 26-71 approved by the County of Orange.

(c) *Commercial*: Studies conducted in similar communities on the Irvine Ranch indicate that approximately one (1) acre of neighborhood retail commercial can be supported by each one thousand (1,000) persons. Two (2) neighborhood shopping centers are proposed to serve the University Park community. These centers, totaling 17.2 acres, will provide the convenience shopping necessary for a community of approximately 17,383 persons.

A commercial recreation complex is proposed in conjunction with the public golf course. Said complex will provide hotel facilities located adjacent to the golf course.

V.E-310.5. Low density residential, Areas 9, 10, 14 and 16.

(a) *Uses permitted*:

- (1) Single-family dwellings, attached and detached.
- (2) Schools, churches, community and recreational facilities, parks, playgrounds,

recreation or open space and green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature, subject to the requirements of section V.E-310.11.

- (3) Establishments for the care of preschool children subject to the requirements of section V.E-310.11.
- (4) Fire stations subject to the requirements of section V.E-310.11.
- (5) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (6) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease, or hire of the particular building, individual lot or property upon which displayed.

(b) *Building height*: Maximum height for all buildings shall be two (2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

(c) *Building site area*: The over-all density is based on an average building site area of 7,200 square feet per dwelling. However, the minimum site area for each dwelling shall not be less than 5,000 square feet.

(d) *Building setbacks—Planned developments*: The 5,000 square feet dwelling unit area will be so designed that it will have a front, side and rear lot line, within which the residence, garage or carport will be sited.

A minimum dimension of fifteen (15) feet will be maintained from the rear lot line for all structures, additions, patios. Under the Planned Development subdivision, many of the initial houses will be set back twenty-five (25) feet from the rear lot line, allowing for future addition to within fifteen (15) feet of the required setback. If the depth of the lot is greater than one hundred (100) feet, the rear yard shall be not less than 15 per cent of the depth of the lot. Correspondingly, the front and side setback will be treated as follows:

- (1) Front yard: The distance from the front property line to the:
 - a. Dwelling shall be not less than twenty (20) feet.

- b. Garage or carport shall be not less than six (6) feet.
 - c. Fence, wall or hedge shall be not less than three (3) feet.
- (2) Side yard: There shall be at least ten (10) feet between adjacent structures, three (3) feet minimum to the property line, except:
- a. Garage or carport attached to the dwelling unit may come within six (6) feet of a garage or carport on the adjacent lot.
 - b. Garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport to dwelling unit.
- (d.1) *Same—Conventional subdivision:*
- (1) Front yard: The distance from the front property line to the:
- a. Dwelling shall be not less than twenty (20) feet.
 - b. Garage or carport shall be not less than six (6) feet.
 - c. Fence, wall or hedge shall be not less than three (3) feet.
- (2) Side yard: There shall be at least ten (10) feet between adjacent structures, three (3) feet minimum to the property line, except:
- a. Garage or carport attached to the dwelling unit may come within six (6) feet of a garage or carport on adjacent lot.
 - b. Garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport dwelling unit.
- (3) Rear yard: The distance from the rear property line to the:
- a. Dwelling shall be not less than fifteen (15) feet.
 - b. Garage or carport detached a minimum of eight (8) feet from the dwelling unit shall be set back not less than three (3) feet.
- c. If the depth of the lot is greater than one hundred (100) feet, the rear yard shall be not less than 15 per cent of the depth of the lot.
- (d.2) *Same—Patio housing:*
- (1) Front yard: The distance from the front property line to the:
- a. Dwelling shall be not less than fifteen (15) feet.
 - b. Garage or carport shall be not less than six (6) feet.
- (2) Side yard: There shall be at least six (6) feet between adjacent structures, three (3) feet minimum distance to the property line except:
- a. Where there are no doors, windows or other openings on a given side of a structure, that side may be placed on the property line, and may abut a structure on an adjoining lot.
 - b. Garage or carport attached to the dwelling unit may abut a side property line or another structure provided that no doors, windows or other openings are located on the surface abutting said appurtenances.
 - c. Garage or carport detached a minimum of eight (8) feet may abut a side property line or another structure provided that no doors, windows or other openings are located on the surface abutting said appurtenances.
- (3) Rear yard: The distance from the rear property line to the:
- a. Dwelling shall be not less than fifteen (15) feet.
 - b. Garage or carport shall be not less than three (3) feet.
- Structures which abut upon a right-of-way which abuts a plaza, park, mall or other permanent open green space may abut the common property line.
- (e) *Fences, hedges and walls:* Fences shall be limited to a maximum height of eight (8) feet. Within intersection areas, the provisions of the City of Irvine Zoning Code shall apply.
- (f) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage

or carport to the dwelling and may, also, extend from the dwelling to the wall in the side yard.

V.E-310.6. Medium high density residential, Areas 6, 7, 11, 12, 15, 17 and 18.

(a) *Uses permitted:*

- (1) Uses listed in section V.E-310.5, Low Density Residential of this section, subject to the standards contained therein.
- (2) Single-family dwellings, attached and detached.
- (3) Schools, churches, community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature, subject to the requirements of section V.E-310.11.
- (4) Establishments for the care of preschool children subject to the requirements of section V.E-310.11.
- (5) Fire stations subject to the requirements of section V.E-310.11.
- (6) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (7) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease or hire of the particular building, individual lot or property upon which displayed.

(b) *Uses permitted subject to a conditional use permit:*

- (1) Informational Center in Area 17 only.

(c) *Building height:* Maximum height for all buildings shall be two (2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

(d) *Building site area:* The minimum number of square feet of land area required for each dwelling unit shall be three thousand (3,000) square feet. However, for a conventional subdivision with a planned development concept, the minimum lot size shall be sixteen hundred (1,600) square feet per dwelling unit.

(e) *Setback from streets:* The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<i>Street designation</i>	<i>Minimum setback</i>
San Diego Freeway	50'
Major	20'
Primary	20'
Collector	10'
Local	10'
Alley	-0-

However, no setback shall be required of any side yard or rear yard surface abutting a street provided no doors, windows or other openings are located on said surface or surfaces.

(f) *Garage and carport placement:* Garages and carports shall conform to the building setback requirements above except that when the garage or carport faces the access street, a setback of five (5) feet may be permitted. However, if said accessory structure is to be set back a distance exceeding the permitted five (5) feet, a minimum setback of twenty (20) feet shall be observed. Side facing garages may be placed to within five (5) feet of the ultimate right-of-way line of the access street.

(g) *Building setbacks—Conventional subdivisions:*

- (1) Front yard: With the exception of the requirements of subsection (d) above, the distance from the front property line to the:
 - a. Dwelling shall be not less than twenty (20) feet.
 - b. Fence, wall or hedge shall be not less than three (3) feet.
- (2) Side yard: There shall be at least ten (10) feet between adjacent structures, three (3) feet minimum to the property line, except:
 - a. Garage or carport attached to the dwelling unit may come within six (6) feet of a garage or carport on adjacent lot.
 - b. Garage or carport detached a minimum of eight (8) feet from the

dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport to the dwelling unit.

- (3) Rear yard: The distance from the rear property line to the:
 - a. Dwelling shall be not less than fifteen (15) feet.
 - b. Garage or carport detached a minimum of eight (8) feet from the dwelling unit shall be set back not less than three (3) feet.
 - c. If the depth of the lot is greater than one hundred (100) feet, the rear yard shall be not less than 15 per cent of the depth of the lot.

(g.1) *Same—Conventional subdivisions with a planned development concept:*

- (1) Front yard: With the exception of the requirements of subsection (d) above, there shall be no required front yard setback.
- (2) Side yard: That portion of a building which contains no windows may extend to the side property line.

Under all other conditions, the distance between the side property line and a side wall containing windows shall be not less than ten (10) feet.

- (3) Rear yard: The required rear yard shall be ten (10) feet.

(g.2) *Same—Patio housing:*

- (1) Front yard: With the exception of the requirements of subsection (d) above, the distance from the front property line to the dwelling shall be not less than ten (10) feet.
- (2) Side yard: There shall be at least six (6) feet between adjacent structures, three (3) feet minimum distance to the property line except:
 - a. Where there are no doors, windows or other openings on a given side of a structure, that side may be placed on the property line, and may abut a structure on the adjoining lot.
 - b. Garage or carport attached to the dwelling unit may abut a side proper-

ty line or another structure provided that no doors, windows or other openings are located on the surface abutting said appurtenances.

- c. Garage or carport detached a minimum of eight (8) feet may abut a side property line or another structure provided that no doors, windows or other openings are located on the surface abutting said appurtenances.
- (3) Rear yard: The distance from the rear property line to the:
 - a. Dwelling, shall be not less than ten (10) feet.
 - b. Garage or carport shall be not less than three (3) feet.

Structures which abut upon a right-of-way which abuts a plaza, mall or other permanent open green space may abut the common property line.

(h) *Fences, hedges and walls:* Fences shall be limited to a maximum height of eight (8) feet. Within intersection areas, the provisions of the City of Irvine Zoning Code shall apply.

(i) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling, and may, also, extend from the dwelling to the wall in the side yard.

V.E-310.7. High density residential, Areas 2, 4, 5, 13 and 19.

(a) *Uses permitted:*

- (1) All uses listed in section V.E-310.6, Medium High Density Residential, subject to the design standards listed therein.
- (2) Multiple family dwellings.
- (3) Schools, churches, community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails, community information center and related facilities of a noncommercial nature subject to the requirements of section V.E-310.11.
- (4) Establishments for the care of preschool children subject to the requirements of section V.E-310.11.

- (5) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (6) One (1) sign (which may be internally lighted) per street frontage identifying the apartment complex. Said sign shall not exceed thirty-two (32) square feet in area and may be placed either on the building as a wall sign, or in the setback area as a ground sign. If said sign is utilized as a ground sign, it shall not exceed a height of four (4) feet above the immediately adjacent grade.

(b) *Uses permitted subject to a conditional use permit:*

- (1) Motel and related uses in Area 2 only, to include:
- Living units.
 - Administrative offices.
 - Restaurant.
 - Cocktail lounge.
 - Barber shop.
 - Beauty shop.
 - Travel agency.
 - Liquor store.
 - Banquet and meeting room.
 - Apparel and gift shop.

V.E-310.7.1. Multiple-family dwellings.

(a) *Building height limit:* Maximum height for all buildings shall be thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

(b) *Building site area:* A minimum building site of two (2) acres will be required for any apartment complex. However, density in Areas 2, 4, 5, 13 and 19 shall be limited to an average not to exceed twenty-five (25) dwelling units per gross acre (to include areas designated for parks, recreational and permanent open space, but exclusive of areas designated as flood control channels).

(c) *Building setbacks from interior property lines:* Five (5) feet, except there shall be at least ten (10) feet between structures on adjacent lots.

However, structures which abut a plaza, park, mall, greenbelt or other permanent open space may abut the common property line and have openings onto such appurtenances.

(d) *Setback from streets:* The following setbacks shall apply to all structures abutting

dedicated vehicular rights-of-way. Said setbacks shall be measured from the ultimate right-of-way line.

<i>Street designation</i>	<i>Minimum setback</i>
San Diego Freeway	50'
University Drive	20'
Michelson Drive	20'
Yale Avenue	20'
Collector	10'
Local	10'

(e) *Building site coverage:* The maximum area covered by buildings shall be 65 per cent of the total site area. For the purpose of this section, covered area shall mean all developed areas including driveways, parking areas, garages and dwellings exclusive of open areas or recreational facilities.

(f) *Off-street parking:* The requirements of the City of Irvine Zoning Code, as related to similar uses, shall apply.

V.E-310.8. Retail commercial, Areas 8 and 20.

(a) *Uses permitted:*

- Retail and service businesses.
- Administrative and professional offices.
- Automobile repair shops and sales agencies.
- Institutional, financial and governmental facilities.
- Civic, cultural, commercial recreational and recreational facilities.
- Parking lots, structures and facilities.
- Accessory structures and uses necessary and customarily incidental to permitted uses.
- Signs identifying or giving directions to communities, uses and facilities on the Irvine Ranch, subject to the standards contained in section V.E-310.12, Signs.

(b) *Uses permitted subject to a conditional use permit:*

- Automobile service stations.

(c) *Building height:* Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.

(d) *Building setbacks*: A minimum twenty (20) foot building setback shall be maintained from all property lines with the following exceptions:

- (1) If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels.
- (2) No structures shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the commercial structure.

(e) *Landscaping*:

- (1) *Streets*: A continuous area, a minimum of five (5) feet in depth, shall be landscaped and maintained adjacent to street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three and one-half (3½) feet in height within twenty (20) feet of an intersection or access drive.
- (2) *Interior property lines*: A continuous area, a minimum of five (5) feet in depth forming a visual screen, shall be maintained adjacent to all interior property lines which abut areas zoned for residential uses. Screening shall be a minimum of six (6) feet in height and may be provided by means of fences, walls, berms, changes in elevation or plant materials. Where such screening has been provided on the residential side of the property line, this requirement is waived.
- (3) *Parking areas*: A minimum of 5 per cent of the total building site shall be devoted to landscaping, with a minimum of 25 per cent of that total to be located within the parking areas.

(f) *Off-street parking*: The requirements of the City of Irvine Zoning Code as related to similar, individually listed uses shall apply.

(g) *Signs*:

- (1) *Sign area—General standard*: One (1) single or double faced identification sign shall be permitted on the building per street frontage for each individual business. Additionally, a sign oriented solely to pedestrian traffic may be located in the pedestrian walkway adjacent to each individual store.

The total sign area shall not exceed an area equal to one and one-half (1½) square feet of sign for each one (1) foot of lineal frontage of the building or store. However, no sign shall exceed two hundred (200) square feet in area per face.

- (2) *Pole sign; restaurants*: One (1) identification pole sign per restaurant site will be allowed.

If a pole sign is utilized, it shall be in lieu of the ground identification sign allowed by ordinance. A pole sign shall be limited to a maximum height of twenty (20) feet and a maximum area of fifty (50) square feet per face, double faced.

- (3) *Wall sign*: In no event shall an identification sign placed on a wall comprise more than 10 per cent of the area of the elevation upon which the sign is located. Said signs shall be fixture signs, or consist of individual letters affixed directly to the wall. Signs painted directly on the surface of the wall shall not be permitted.
- (4) *Ground sign*: An identification ground sign shall not exceed four (4) feet above grade in vertical height. Also, ground signs in excess of one hundred fifty (150) square feet in area (single face) shall not be erected in the first twenty (20) feet, as measured from the property line of any streetside setback. However, the above standards shall not apply to the directional and informational signs listed in section V.E-310.12, Signs.
- (5) *Multi-tenant directory sign*: One (1) directory sign listing only the name of the firms or businesses within a site shall be allowed. Said sign shall be limited to a maximum height of twenty (20) feet. Panels identifying each individual store shall be no larger than one (1) foot in width and five (5) feet in length. This sign shall be in addition to individual store identification signs allowed.
- (6) *Real estate sign*: A sign advertising the sale, lease or hire of each individual building, site or premise shall be permitted in addition to the other signs listed in this section. Said sign shall not exceed a maximum area of thirty-two (32) square feet.

(h) *Sign standards:*

- (1) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
- (2) Business signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
- (3) A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- (4) All wall signs shall be mounted parallel to the wall to which it is attached.

(i) *Trash collection areas:* All trash collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.

V.E-310.9. Commercial recreation, Area 3.

(a) *Uses permitted:*

- (1) Golf course, tennis facilities and commercial uses related thereto.
- (2) Accessory structures and uses necessary and customarily incidental to permitted uses.

(b) *Uses permitted subject to a conditional use permit:*

- (1) Hotel, motel and related uses to include:
 - a. Living units.
 - b. Administrative offices.
 - c. Restaurant.
 - d. Cocktail lounge.
 - e. Barbershop.
 - f. Beauty shop.
 - g. Travel agency.
 - h. Liquor store.
 - i. Banquet and meeting room.
 - j. Apparel and gift shop.
- (2) Automobile service stations.
- (3) Signs identifying or giving directions to communities, uses and facilities on the

Irvine Ranch, subject to the standards contained in section V.E-310.12, Signs.

(c) *Building height:* Maximum height for all buildings shall be three (3) stories not to exceed fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.

(d) *Building setbacks:* Twenty (20) feet, except that any structure which abuts the golf course or permanent open space may abut the common property line and have openings onto such uses.

The following exception shall apply:

Detached main structures shall be a minimum of twenty (20) feet from another main structure. However, any structure over two (2) stories or thirty-five (35) feet in height shall be set back a minimum of 1.75 times its height from any adjacent structure.

(e) *Landscaping and open areas:*

- (1) General: minimum of 30 per cent of the total site shall be utilized for landscape and open space elements including landscaped areas, plazas, walks and outdoor recreational facilities. (The minimum standard for parking lot landscaping shall not be included in calculating the amount required.)
- (2) Parking areas: A minimum of 5 per cent of the total building site shall be devoted to landscaping, with a minimum of 25 per cent of that total to be located within the parking areas.

(f) *Off-street parking:* The requirements of the City of Irvine Zoning Code as related to similar, individually listed uses shall apply.

(g) *Signs:* The sign provisions and restrictions contained in section V.E-310.9, Retail Commercial, shall apply to all uses in this area.

(h) *Site area coverage:* The maximum area covered by buildings shall not exceed 70 per cent of the total site area. Site area coverage shall include buildings, driveways, parking, service areas; but is exclusive of walks, plazas, outdoor recreational facilities and landscaped areas.

(i) *Screening:* All trash and service areas shall be screened or have the view of said

areas interrupted by a six (6) foot high visual barrier which may consist of fences, walls, berms or groups or masses of trees or shrubbery.

V.E-310.10. Industrial, Area 1.

(a) *Uses permitted subject to a conditional use permit:*

- (1) Sewer treatment plant.
- (2) Office structure.
- (3) Caretakers quarters.
- (4) Construction storage and maintenance yards.
- (5) Corporation yards and utility yards.
- (6) Accessory structures and uses necessary and customarily incidental to permitted uses.

V.E-310.11. Community facilities, all areas.

(a) *Uses permitted:* The following uses shall be allowed in all land use districts:

- (1) Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
- (2) Schools and churches.
- (3) Establishments for the care of preschool children.
- (4) Fire stations.
- (5) Accessory buildings, structures and uses related and incidental to a permitted use.
- (6) Signs identifying or giving directions to permitted uses and facilities or identifying sites of future uses and facilities. No sign shall exceed thirty-five (35) square feet in area.

(b) *Building height:* Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.

(c) *Building setbacks:* Twenty-five (25) feet from all residential property lines and ten (10) feet from any streetside property line. No building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the grade

elevation of the residential site shall apply. Any structure which abuts upon a plaza, park, mall, greenbelt or other permanent open space may abut the common property line.

(d) *Off-street parking:* The requirements of the City of Irvine Zoning Code as related to similar, individually listed uses shall apply.

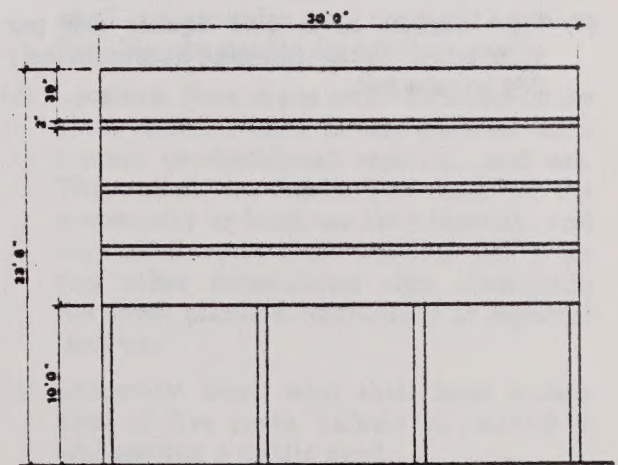
V.E-310.12. Signs.

The following material represents the sign program for The Irvine Company. It is the product of extensive technical research encompassing the psychological and physical characteristics of the visual communicative arts. It is an endeavor to both identify and provide for the primary functions of any sign program; that of product identification; providing data about the product; and informing prospective buyers how and where to purchase that product.

The manual is not intended as a substitute for detailed engineering knowledge, experience or judgment. It is intended to provide a quick and graphic representation of those signs to be allowed on Irvine property and under what conditions said signs shall be allowed. It includes such pertinent data as justification for a particular sign, where the sign may be located, how long it may be erected, and fabrication specifications.

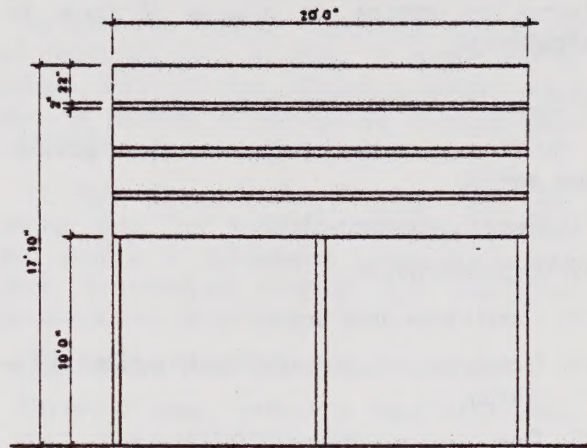
It is intended that the following sign criteria be officially adopted or utilized as a policy guideline regulating signs on a uniform basis for all company properties. Additionally, sign type numbers 2, 3 and 4 shall be subject to a use permit.

(a) *Sign type 2:*



- (1) Freeway planned community travel directional sign: A sign consisting of Irvine logo and panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: Shall consist of one, two or three panels maximum, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use, and a directional arrow. May be double faced if required. Signs shall be located prior to freeway off ramps. A community shall be identified only on the signs located prior to the primary access road to the community from the freeway. Signs shall contain three panels for aesthetic balance even though some panels may be blank.
- (3) Location: Only one sign structure shall appear before the entrance to an existing freeway off ramp. This sign shall be located no less than 660 feet and no more than 1320 feet from the point at which the apron starts to widen for the off ramp.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal if new homes are still for sale in the community.
- (5) Colors: Green company identity area, white letters, blue panels with white letters and arrows, gray supports.
- (6) Illumination: Scotchlite letters and arrows.
- (7) Sign surface area: 97.5 square feet per sign panel. Total sign area approximately 394 square feet.

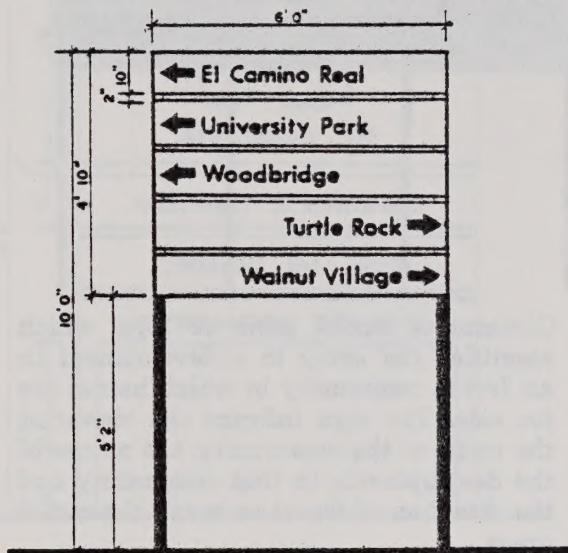
(b) Sign type 3:



- (1) Highway planned community travel directional sign: A sign consisting of the Irvine logo and panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: The sign shall be limited to a maximum of four panels, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required. Signs shall be placed only on major and primary roads. Signs may contain four panels for aesthetic balance even though some panels may be blank.
- (3) Location: Only one such sign structure shall exist within 1,320 feet of a major intersection in each direction. The sign may be on either the right or left hand side of the road.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal if new homes are still for sale in the community.
- (5) Colors: Green company identity area, white letters, blue panels with white letters and arrows, gray supports.
- (6) Illumination: Scotchlite letters and arrows.

- (7) Sign surface area: 36.6 square feet per panel. Total sign area approximately 195 square feet.

(c) *Sign type 4:*

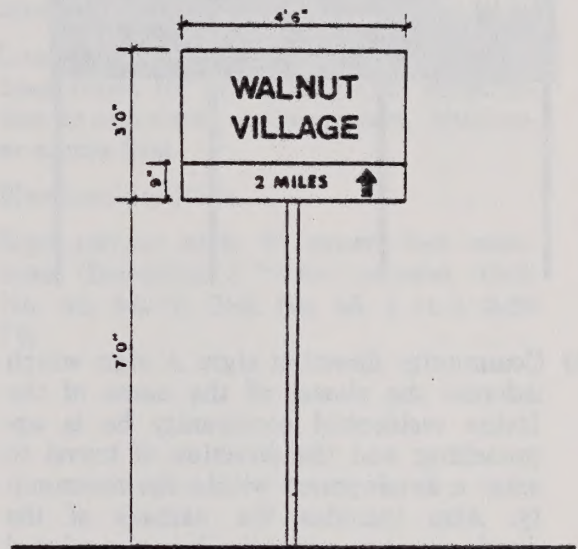


- (1) Intersection directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities. This sign is designed to augment Reassurance (Type 5) and P.C.T.D. Signs (Types 2 and 3).
- (2) Policy: Shall consist of one, two, three, four or five panels maximum depending upon the number of communities requiring identity at a particular intersection. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required.
- (3) Location: To be used where a motorist's speed is reduced to at least 15 mph. Ideally suited for intersections which require the motorist to make a complete stop, and where directional assistance is required for many communities. Such signs shall be within five miles of the communities they identify, and shall be located along direct routes to a planned community.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned

community request, subject to renewal if new homes are still for sale in the community.

- (5) Colors: Blue panels, white letters and arrows, gray supports.
- (6) Illumination: Scotchlite letters and arrows.
- (7) Sign surface area: $4\frac{1}{2}$ square feet per panel. Maximum total area 24 square feet.

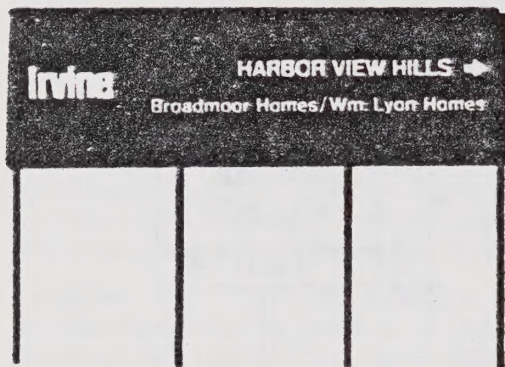
(d) *Sign type 5:*



- (1) Reassurance sign: A sign designed to reassure motorists of their direction of travel and distance to Irvine planned communities and points of major interest.
- (2) Policy: Such signs shall be not more than five feet in vertical height or horizontal length exclusive of ground clearance and shall not exceed a total area of 15 square feet. May be double faced if required.
- (3) Location: Such signs shall be located only along direct routes to the planned community or significant regional land use. They shall be within five miles of the community or land use they identify, and they shall be at least one-half mile from any other reassurance sign identifying the same planned community or regional land use.
- (4) Longevity: Each sign shall have a time limit of five years, subject to renewal if still serving a public need.

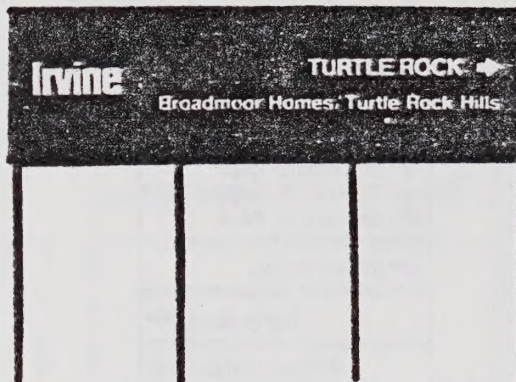
- (5) Colors: Information panel green with white letters, direction and distance panel blue with white letters, gray supports.
- (6) Illumination: Scotchlite letters and background.
- (7) Sign surface area: 14 square feet.

(e) *Sign type 6:*



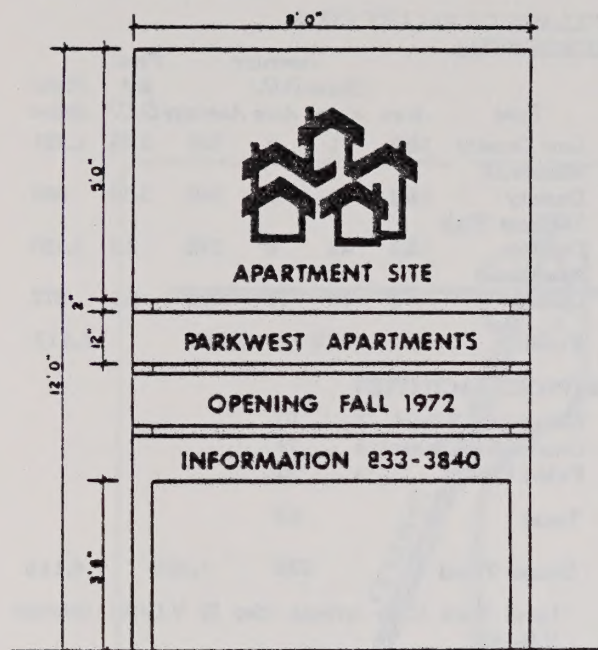
- (1) Community direction sign: A sign which informs the viewer of the name of the Irvine residential community he is approaching and the direction of travel to enter a development within the community. Also includes the name/s of the development/s currently being marketed within the community.
- (2) Policy: May be used as an on-site (within the planned community boundaries) or off-site (on Irvine land) sign. May be double faced if required.
- (3) Location: To be located before critical intersections which introduce the major entry/ies to developments within a planned residential community.
- (4) Longevity: Each sign shall have a time limit of 5 years from the date specified in the text for the planned community. Subject to renewal if new homes are still for sale in the community.
- (5) Colors: Irvine Company identity area green with white letters, community and development area blue with names and arrows white, gray supports.
- (6) Illumination: None.
- (7) Sign surface area: 102 square feet.

(f) *Sign type 7:*



- (1) Community entry sign: A sign which identifies the entry to a development in an Irvine community in which homes are for sale. The sign informs the viewer of the name of the community, the names of the developments in that community and the direction of travel to reach the model areas.
- (2) Policy: Wherever possible shall be used as an on-site sign (within the boundaries of the community). Shall be double faced where required.
- (3) Location: At or near the main entry/ies to the residential community.
- (4) Longevity: Each sign shall have a time limit of 5 years from the date specified in the text for the planned community. Subject to renewal if new homes are still for sale in the community.
- (5) Colors: Irvine Company identity area green with white letters, community and development area blue with names and arrows white, gray supports.
- (6) Illumination: None.
- (7) Sign surface area: 176 square feet.

(g) Sign type 8:



- (1) Future facility sign (For planned communities): A sign which informs the viewer, through symbol and verbal reinforcement,

of the type of facility planned for a community.

- (2) Policy: The sign shall identify facilities which are planned as a part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of the Irvine communities. May be double faced if required.
- (3) Location: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.
- (4) Longevity: From the time the site has been zoned for the facility until construction is completed or three years, whichever occurs first.
- (5) Illumination: None.
- (6) Sign surface area: 88 square feet maximum (Including 3 "rider" panels). (Ord. No. 35, 8-8-72; Ord. No. 96, § 11.3, 2-26-74)

Sec. V.E-311. Village of Valley View (Deerfield).

The supplemental regulations for the Village of Valley View (Deerfield) "PC" District are as follows:

V.E-311.1. General.

(a) *Description of project:* A residential neighborhood is proposed which would use as a nucleus a combined elementary and junior high school site with adjacent public park areas connecting the residential uses. A variety of dwelling unit types is proposed, consisting of attached and detached single-family dwellings, duplexes, triplexes and fourplexes, and apartments. Provision of community facilities will be based upon an estimated population of approximately 4,000 persons.

(b) *Site plan design review:* The Planned Community text and Land Use Plan are recognized as a guide to the developers and designers of development plans for the property. The development standards are in effect performance standards, the ramifications of which may not be disclosed until a precise development plan has been drawn. It is for this reason that prior to the submission of a tentative tract map for any portion of the PC area there must be on file an approved development plan as described in section V.E-311.9 of this ordinance.

(c) *Parks and open space:* Allocation and configuration of all open space will be determined by the Planning Commission at the time of the Site Plan Design Review Conditional Use Permit, and the tentative tract map. Public park land shall be provided in accordance with the Local Park Code then in effect and if all twenty (20) acres presently designated are not acquired, the remaining acreage may be allocated to the areas designated for residential use.

(d) *Commercial:* A neighborhood shopping facility exists to the north of the Planned Community, with additional zoning for neighborhood commercial development existing to the north and east at this time.

V.E-311.2. Statistical analysis.

VILLAGE OF VALLEY VIEW RESIDENTIAL

Type	Area	Average Gross D.U./		Pers. per	Popu-
		Acres	Acre	Average D.U.*	lation
Low Density	1&2	71	5	355	3.75 1,331
Maximum					
Density	1&2	40	6	240	3.75 900
Medium High					
Density	1&2	42	9	378	3.2 1,210
Apartment					
Density	3	20	16	320	2.1 672
Total		173		1,293	4,113

SUPPORT FACILITIES

Elementary School	4	10
Intermediate School	5	19
Public Park	a	20
Total		49

Grand Total 222 1,293 4,113

*Local Park Code criteria (See §§ V.G-101 through V.G-146).

V.E-311.3 Notes.

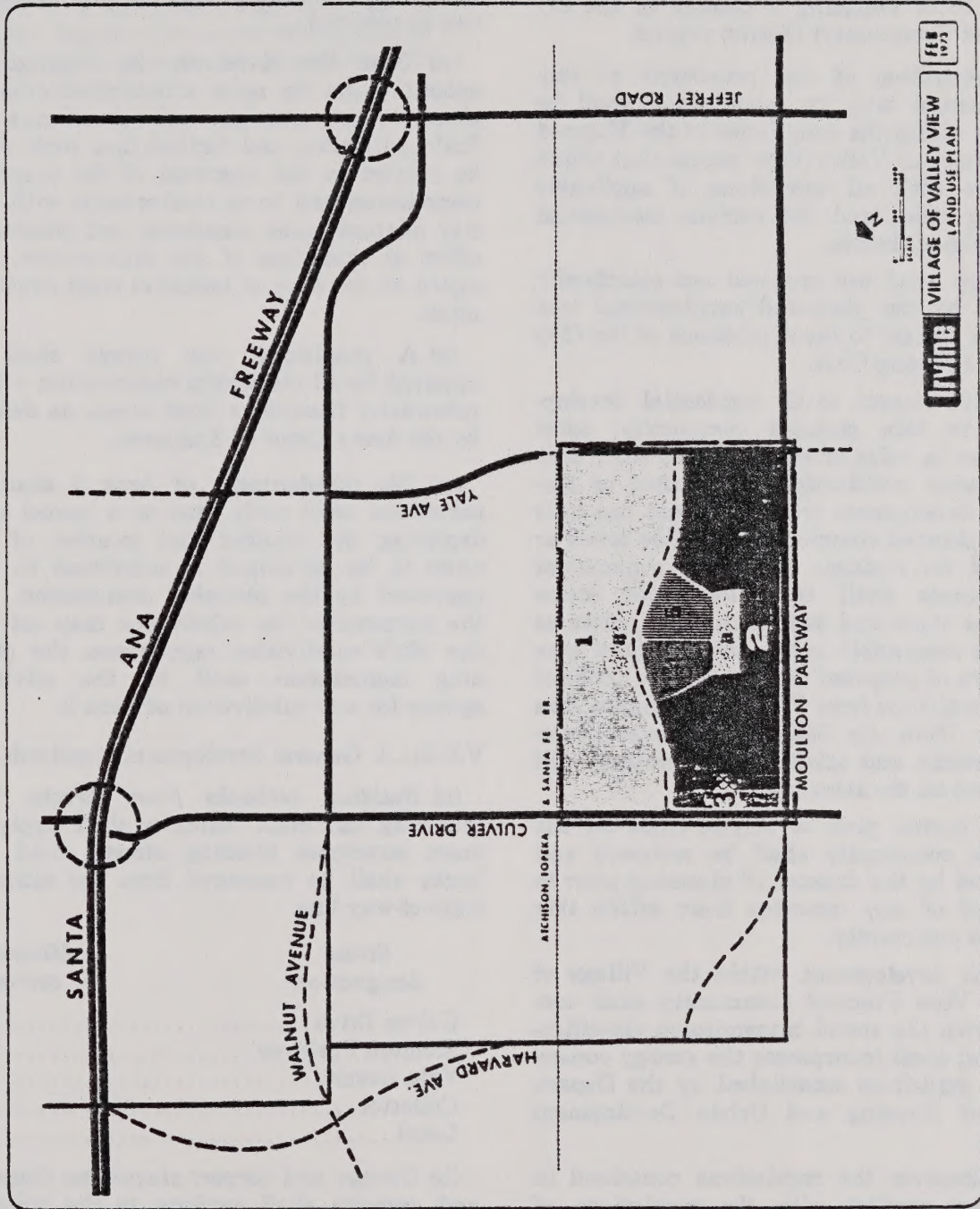
(a) Within the planned community area, the continued use of the land for agricultural purposes and other uses similar in character, and all necessary structures and appurtenances shall be permitted.

(b) Grading will be permitted within the planned community outside of an area of immediate development upon the securing of a grading permit.

(c) Water within the planned community area is proposed to be furnished by the Irvine Ranch Water District.

(d) Sewage disposal facilities within the planned community area are proposed to be furnished by the Irvine Ranch Water District.

(e) The property lies within the boundaries of the Irvine Ranch—Valencia Area Master Plan of Drainage which has been adopted by the City of Irvine and has a drainage fee of \$840 per acre. The plan and drainage fee program are presently administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master



plan facilities and/or dedication of right-of-way and/or payment of drainage fees.

(f) All area designated for residential use may be developed at a lower residential density than that indicated for the number area without requiring a change in the PC (Planned Community) District zoning.

(g) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Planned Community of Valley View except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(h) Any land use proposal not specifically covered by the plan and supplemental text shall be subject to the regulations of the City of Irvine Zoning Code.

(i) With respect to all residential developments in this planned community, sales literature in sales or rental offices shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community. All sites zoned or planned for multiple family or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses. Adequate notice of all air activities from El Toro and Santa Ana Lighter Than Air Station and noise generation within and affecting said property will be posted on the sales site.

(j) A master plan of bicycle trails for the planned community shall be reviewed and approved by the director of planning prior to approval of any tentative tract within this planned community.

(k) All development within the Village of Valley View Planned Community shall conform with the sound transmission classification and shall incorporate the energy conservation guidelines established by the Department of Housing and Urban Development (HUD).

(l) Whenever the regulations contained in this text conflict with the regulations of section 78.0219.1 PC "Planned Community" District, [sections V.E-219 through V.E-230 of this division] the regulations of the Village of Valley View Planned Community shall take precedence.

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(m) Monitoring of student generation factor within this development will be required with the understanding that if the student generation in any stage of development exceeds 730 students, the construction of the development will cease until such time as this situation can be resolved.

(n) That the developer be required to submit plans for noise attenuation of units placed near arterials and the Santa Fe Railroad tracks, and further that such plans be subject to the approval of the planning commission and be in conformance with any city adopted noise standards and policies in effect at that time of site plan review, and again at the time of tentative tract consideration.

(o) A conditional use permit shall be required for all residential construction within potentially hazardous flood areas, as defined by the Army Corps of Engineers.

(p) No development of Area 3 shall be permitted until such time as a parcel map depicting the number and location of the units to be developed is submitted to and approved by the planning commission. For the purposes of the subdivision map act and the city's subdivision regulations, the planning commission shall be the advisory agency for any subdivision of Area 3.

V.E-311.4. General development standards.

(a) *Building setbacks from streets:* The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<i>Street designation</i>	<i>Minimum setback</i>
Culver Drive	20'
Moulton Parkway	20'
Yale Avenue	15'
Collector	10'
Local	10'

(b) *Garage and carport placement:* Garages and carports shall conform to the building setback requirements above except that when the garage or carport faces the access street, a setback of five (5) feet may be permitted. Sidefacing garages may be placed to within five (5) feet of the ultimate right-of-way line

of the access street. Automatic garage door openers shall be required where less than a twenty (20) foot setback is utilized for front-on garages.

(c) *Fences, hedges and walls:* Fences shall be limited to a maximum height of six (6) feet. Within intersection areas or on arterial highways, the provisions of applicable city codes shall apply.

(d) *Trellis*: Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side or rear yard.

(e) *Off-street parking*: Parking for all uses shall be as required by City of Irvine Zoning Code section 78.0290 [sections V.E-401 through V.E-407] "Off-Street Parking" Regulations. Supplemental guest parking in residential areas shall be interspersed throughout the development in a manner acceptable to the director of planning.

V.E-311.5. Low and medium density residential, Areas 1, 2.

(a) *Uses permitted*:

- (1) Schools, parks, playgrounds, recreation or open space and green areas, riding, hiking, and bicycle trails and related facilities of a noncommercial nature, subject to the requirements of section V.E-311.8 of this ordinance.
- (2) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (3) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale or lease of the particular building, individual lot or property upon which displayed.
- (4) Churches, community and recreational facilities, establishments for the care of preschool children, fire stations and other public or quasi-public uses, subject to the requirements of section V.E-311.8 of this ordinance.

(b) *Building height*: Maximum height for all buildings shall be two (2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

(c) *Building site area*:

- (1) Low density: Minimum of 5,000 square feet per lot.
- (2) Medium density: Minimum of 4,000 square feet per lot.

The density for Areas 1 and 2 shall be limited to an average not to exceed the number of

dwelling units per gross acre (to include areas designated for private parks, recreational, and permanent open space, but exclusive of areas designated as flood control channels, public parks, schools) allowed by section V.E-311.1, Statistical Analysis, of this ordinance.

(d) *Building setbacks from interior property lines*:

- (1) Rear yard: Fifteen (15) feet.
- (2) Side yard: Ten (10) feet aggregate total for both sides except that there shall be at least ten (10) feet between adjacent, unattached dwelling structures.

(e) *Building site coverage*: Maximum coverage shall be 50 per cent. For purposes of this ordinance, covered area shall not include trellis area, roof overhangs and covered porches.

V.E-311.6. Medium high density residential, Areas 1, 2.

(a) *Uses permitted*:

- (1) Single-family dwellings, attached and detached. Detached units shall be subject to the development standards of section V.E-311.5, Low and Medium Density Residential.
- (2) Duplex, triplex and fourplex dwellings.
- (3) All other uses permitted in section V.E-311.5, Low and Medium Density Residential.

(b) *Building height*: Maximum height for all buildings shall be two (2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

V.E-311.6.1. Attached units.

(a) *Building site area*: A minimum site area of 1,600 square feet shall be provided for each single-family attached dwelling unit: A minimum of 800 square feet shall be provided for each dwelling unit of a duplex, triplex and fourplex. However, the density for Area 1 shall be limited to an average not to exceed the number of dwelling units per gross acre (to include areas designated for private parks, recreational and permanent open space but exclusive of areas designated as flood

control channels, public parks, schools) allowed by section V.E-311.1, Statistical Analysis, of this ordinance.

(b) *Building setbacks from interior property lines:*

- (1) Rear—Fifteen (15) feet.
- (2) Where there are no doors, windows or other openings on a given side of a structure, that side may be placed on the property line, and may abut a structure on the adjoining lot.
- (3) Structures which abut a plaza, park, mall, greenbelt or other permanent open space, may abut the common property line, but shall have no direct opening onto such appurtenances.
- (4) Minimum distance between unattached structures shall be fifteen (15) feet.

(c) *Building site coverage:* Building site coverage shall be limited by setback requirements. For the purpose of this ordinance, covered area shall include all areas under roof but shall not include trellis areas, roof overhangs and covered porches.

V.E-311.7. Apartment density residential, Area 3.

(a) *Uses permitted:*

- (1) All uses listed in section V.E-311.5, Low and Medium Density Residential, and section V.E-311.6, Medium High Density Residential, subject to the design and development standards listed therein.
- (2) Multiple-family dwellings.
- (3) One (1) sign (which may be internally lighted) per street frontage identifying the apartment complex. Said sign shall not exceed thirty-two (32) square feet in area and may be placed either on the building as a wall sign or in the setback area as a ground sign. If said sign is utilized as a ground sign, it shall not exceed a height of four (4) feet above the immediately adjacent grade.

V.E-311.7.1. Multiple-family dwellings.

(a) *Building height limit:* Maximum height for all buildings shall be thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

(b) *Building site area:* A minimum building site of two (2) acres will be required for any apartment complex. However, density in Area 3 shall be limited to an average not to exceed twenty (20) dwelling units per gross acre (to include areas designated for parks, recreational and permanent open space, but exclusive of areas designated as flood control channels). Each complex shall be subject to site plan review as stipulated by section V.E-311.9 of this ordinance.

(c) *Building setbacks from interior property lines:* Five (5) feet, except there shall be at least ten (10) feet between structures on adjacent lots. However, structures which abut a plaza, park, mall, greenbelt or other permanent open space may abut the common property line and have openings onto such appurtenances.

(d) *Building site coverage:* The maximum area covered by buildings shall be 65 per cent of the total site area. For the purpose of this ordinance, covered area shall mean all developed areas including driveways, parking areas, garages and dwellings, exclusive of open areas or recreational facilities.

V.E-311.8. Community facilities, all areas.

(a) *Uses permitted:* The following uses shall be allowed in all land use districts:

- (1) Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
- (2) Schools.
- (3) Churches, fire stations, preschool children care facilities and other public and quasi-public uses shall require a use permit approved by the planning commission.
- (4) Accessory buildings, structures and uses related and incidental to a permitted use.
- (5) Signs identifying or giving directions to permitted uses and facilities or identifying sites of future uses and facilities. No sign shall exceed thirty-five (35) square feet in area.

(b) *Building height:* Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.

(c) *Building setbacks*: Twenty-five (25) feet from all residential property lines and ten (10) feet from any streetside property line. No building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the grade elevation of the residential site shall apply. Any structure which abuts upon a plaza, park mall, greenbelt or other permanent open space may abut the common property line.

V.E-311.9. Site plan design review.

(a) Where required by this ordinance, a site plan shall be submitted to the planning commission to enable them to make a finding that the proposed development is in conformity with both the intent and provisions of this ordinance.

(b) The following procedure shall apply to the site plan design review process:

- (1) The applicant shall submit twenty (20) prints of the site plan to the planning department. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:
 - a. Lot dimensions.
 - b. All buildings and structures: Location, size, height, proposed use.
 - c. Yards and space between buildings.
 - d. Walls and fences: Location, height and materials.
 - e. Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
 - f. Access—pedestrian, bicycle, vehicular, service: Points of ingress and egress.
 - g. Signs: Location, size, height.
 - h. Loading: Location, dimensions, number of spaces, internal circulation.
 - i. Lighting: Location and general nature, hooding devices.
 - j. Landscaping: Location and general nature.
 - k. Street dedication and improvements.

- l. And such other data as may be required by the planning director.
- m. Access for the handicapped shall be provided in accordance with the Civil Code Section 54-546 of the California Government Code.
- n. Phasing of development.
- (2) Within thirty (30) days after submission of the site plan, the planning commission shall approve, approve with conditions deemed necessary to protect the public health, safety and welfare, or disapprove the site plan. In approving the plan, the planning commission shall find that:
 - a. All provisions of this ordinance are complied with;
 - b. The following are so arranged that traffic congestion is minimal, pedestrian and vehicular safety and welfare are protected, and there will be minimal effect on surrounding property:
 1. Building, structures and improvements.
 2. Vehicular ingress, egress and internal circulation.
 3. Setbacks.
 4. Height of buildings and variation of same.
 5. Location of service.
 6. Walls.
 7. Landscaping.
 - c. Proposed lighting is so arranged as to reflect the light away from adjoining properties;
 - d. Proposed signs will not, by size, location, color or lighting interfere with traffic or limit visibility and will be compatible with the surrounding neighborhood.
- (3) Appeal: The applicant may appeal in writing to the city council. Such appeal shall be filed in duplicate, with the planning department within ten (10) days after the decision. The planning director shall forward the duplicate copy of the appeal to the city clerk. The city council

shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the clerk of the duplicate copy of the appeal, or within such time as the council shall continue the matter.

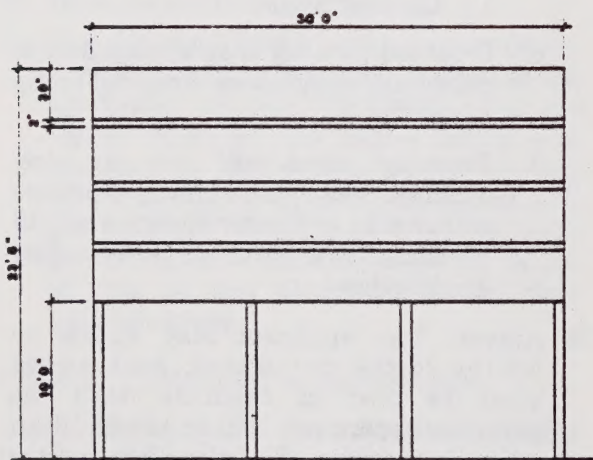
The city council shall review the site plan and shall recommend approval, approval with conditions, or disapproval, based on findings in section (2) (a, b, c, and d) above.

- (4) The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the planning commission's secretary. One copy of said approved site plan and conditions shall be mailed to the applicant.
- (5) Before a building permit may be issued for any building or structure in a development requiring site plan review, the building or structure must be in conformity with the approved site plan.
- (6) Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section.

V.E-311.10. Signs.

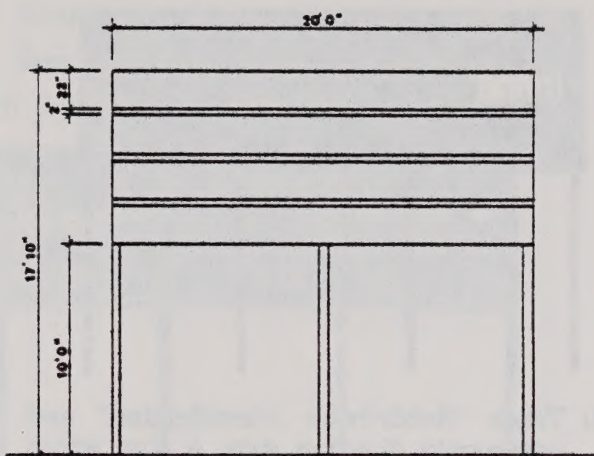
The signs presented in this section shall be allowed in any area within the Village of Valley View Planned Community. Sign types B, C and D shall require the approval of a use permit by the zoning administrator.

(a) Sign type A:



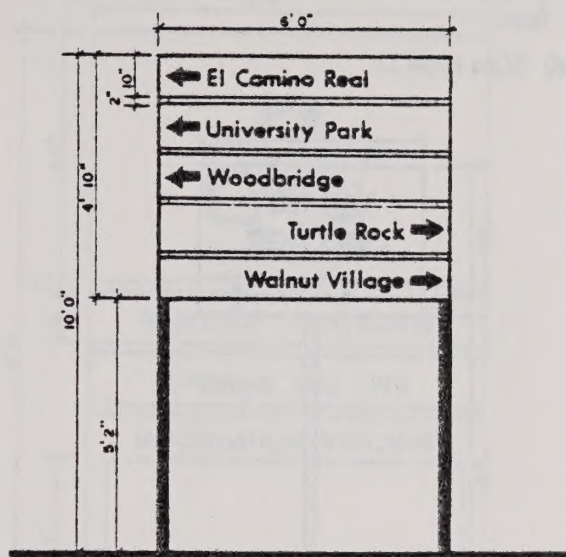
- (1) Freeway "Planned Community" travel directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: Shall consist of one, two, three or four panels maximum, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow. May be double faced if required. Signs shall be located prior to freeway off ramps. A community shall be identified only on the signs located prior to the primary access road to the community from the freeway. Signs shall contain four panels for aesthetic balance even though some panels may be blank.
- (3) Location: Only one sign structure shall appear before the entrance to an existing freeway off ramp. This sign shall be located no less than 660 feet and no more than 1320 feet from the point at which the apron starts to widen for the off ramp.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Colors: Blue panels with white letters and arrows, black supports, blue back.
- (6) Illumination: None.
- (7) Sign surface area: 97.5 square feet per sign panel. Total sign area approximately 390 square feet.

(b) Sign type B:



- (1) Highway "Planned Community" travel directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: The sign shall be limited to a maximum of four panels, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required. Signs shall be placed only on major and primary roads, and shall contain four panels for aesthetic balance even though some panels may be blank.
- (3) Location: Only one such sign structure shall exist within 1320 feet of a major intersection in each direction. The sign may be on either the right or left hand side of the road.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Colors: Blue panels with white letters and arrows, black supports, blue back.
- (6) Illumination: None.
- (7) Sign surface area: 36.6 square feet per panel. Total sign area approximately 146.4 square feet.

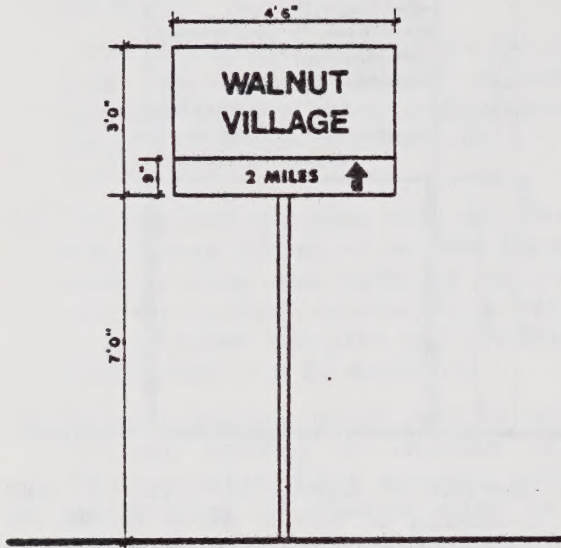
(c) Sign type C:



- (1) Intersection directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: Shall consist of one, two, three, four or five panels maximum depending upon the number of communities requiring identity at a particular intersection. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required.
- (3) Location: Ideally suited for intersections which require the motorist to make a complete stop, and where directional assistance is required for many communities. Such signs shall be within five miles of the communities they identify and shall be located along direct routes to a planned community.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Colors: Blue panels, white letters and arrows, black supports, blue back.
- (6) Illumination: None.

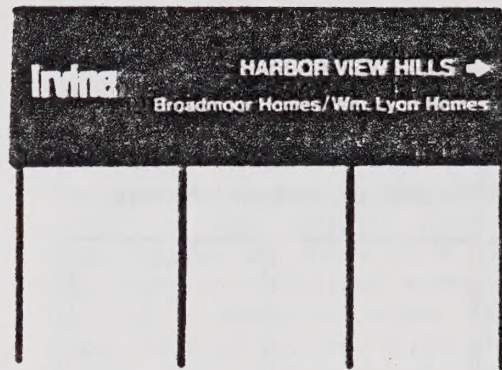
- (7) Sign surface area: $4\frac{1}{2}$ square feet per panel. Maximum total are 22.5 square feet.

(d) *Sign type D:*



- (1) Reassurance sign: A sign designed to reassure motorists of their direction of travel and distance to Irvine planned communities and points of major interest.
- (2) Policy: Such signs shall be not more than five feet in vertical height or horizontal length exclusive of ground clearance and shall not exceed a total area of 15 square feet. May be double faced if required.
- (3) Location: Such signs shall be located only along direct routes to the planned community or significant regional land use. They shall be within five miles of the community or land use they identify, and they shall be at least one-half mile from any other reassurance sign identifying the same planned community or regional land use.
- (4) Longevity: Each sign shall have a time limit of five years, subject to renewal by the appropriate public agency if still serving a public need.
- (5) Colors: Information panel green with white letters, direction and distance panel blue with white letters, gray support.
- (6) Illumination: None.
- (7) Sign surface area: 13.5 square feet.

(e) *Sign type E:*



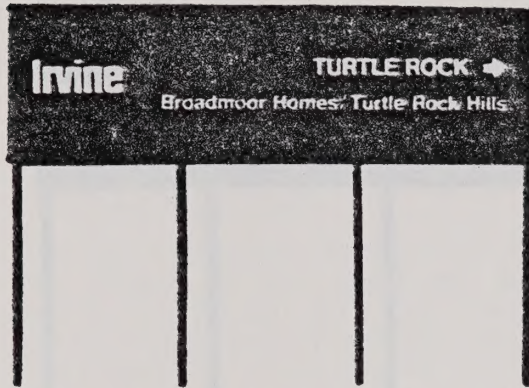
- (1) Track "Subdivision Identification" and community direction sign: A sign which informs the viewer of the name of the planned community he is approaching and the direction of travel to enter that residential community and the name/s of the developer/s who are currently building and/or marketing homes in that community.
- (2) Policy: Shall not exceed 120 square feet in sign surface area. May be used as an on-site (within the boundaries of the planned community) or an off-site sign. Shall display only the name/s and/or symbols of the developers who are currently building and/or marketing homes in that community or the name or names of the tract development within that community (maximum of 2) and the name of the planned community and a directional arrow, and the name "Irvine." May be double faced if required.
- (3) Location: To be located before critical intersections which introduce the major entry/ies to a planned residential community.
- (4) Longevity: Each sign shall have a time limit of five years from the date of issuance of the sign permit. Subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Colors: The top rectangle is light tan with olive brown lettering. The symbol may be any color which has been approved by the Irvine vice president for corporate communications. The community name and arrow are white on a blue back-

ground. "Irvine" is white on a green background. Gray supports; gray back.

(6) Illumination: None.

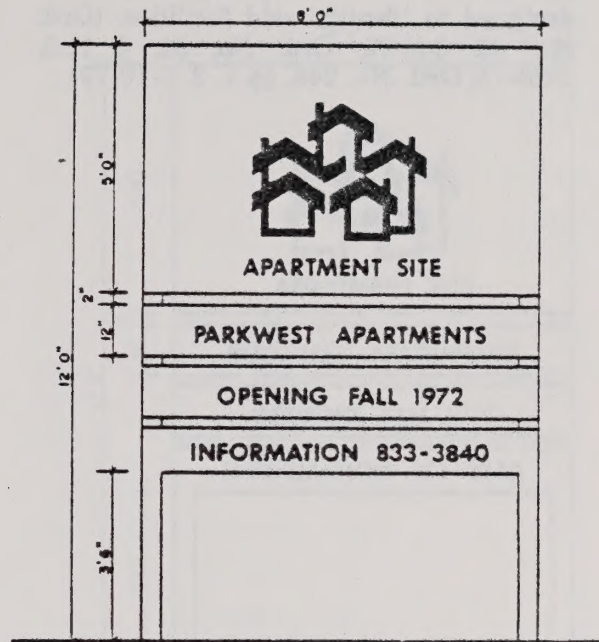
(7) Sign surface area: 120 square feet.

(f) Sign type F:



- (1) Community entry sign: A sign which identifies the entry to a development in an Irvine community in which homes are for sale. The sign informs the viewer of the name of the community, the names of the developments in that community and the direction of travel to reach the model areas.
- (2) Policy: Wherever possible shall be used as an on-site sign (within the boundaries of the community). Shall be double faced where required.
- (3) Location: At or near the main entry/ies to the residential community.
- (4) Longevity: Each sign shall have a time limit of 5 years from the date specified in the text for the planned community. Subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Colors: Irvine Company identity area green with white letters, community and development area blue with names and arrows white, gray supports, gray back.
- (6) Illumination: None.
- (7) Sign surface area: 160 square feet.

(g) Sign type G:



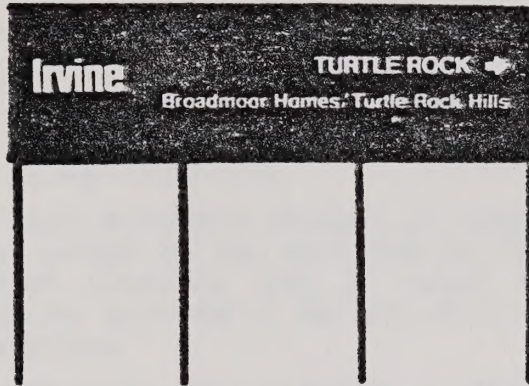
- (1) Future facility sign: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.
- (2) Policy: The sign shall identify facilities which are planned as part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of the Irvine communities. May be double faced if required.
- (3) Location: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.
- (4) Longevity: From the time the site has been zoned for the facility until construction and/or leasing is completed.
- (5) Illumination: None.
- (6) Sign surface area: 96 square feet maximum (including 4 "rider" panels).
- (7) Colors: Dark brown symbol and olive brown lettering on light tan background. Rider panels are reversed with light tan lettering on olive panels. Legs and backside are olive brown.

- (8) Symbols: General symbols, similar to but not limited to the examples given, will be designed to identify said facilities. (Ord. No. 63, 3-27-73; Ord. No. 96, § 11.6, 2-26-74; Ord. No. 246, §§ 1, 2, 7-10-79)

ground. "Irvine" is white on a green background. Gray supports; gray back.

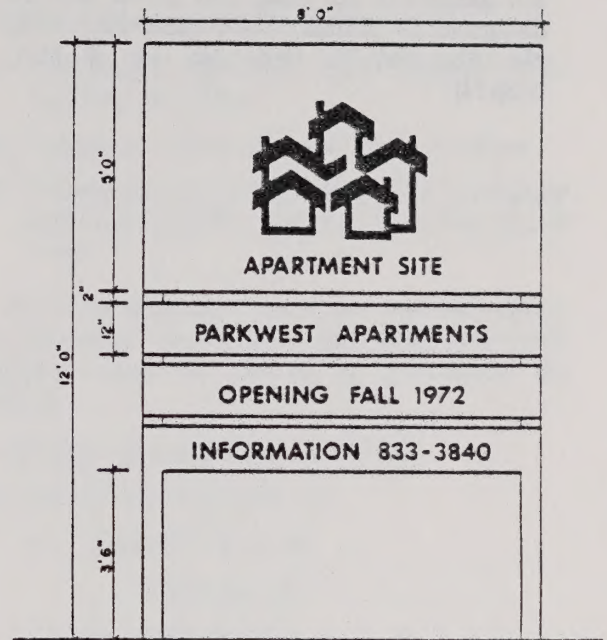
- (6) Illumination: None.
- (7) Sign surface area: 120 square feet.

(f) *Sign type F:*



- (1) Community entry sign: A sign which identifies the entry to a development in an Irvine community in which homes are for sale. The sign informs the viewer of the name of the community, the names of the developments in that community and the direction of travel to reach the model areas.
- (2) Policy: Wherever possible shall be used as an on-site sign (within the boundaries of the community). Shall be double faced where required.
- (3) Location: At or near the main entry/ies to the residential community.
- (4) Longevity: Each sign shall have a time limit of 5 years from the date specified in the text for the planned community. Subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Colors: Irvine Company identity area green with white letters, community and development area blue with names and arrows white, gray supports, gray back.
- (6) Illumination: None.
- (7) Sign surface area: 160 square feet.

(g) *Sign type G:*



- (1) Future facility sign: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.
- (2) Policy: The sign shall identify facilities which are planned as part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of the Irvine communities. May be double faced if required.
- (3) Location: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.
- (4) Longevity: From the time the site has been zoned for the facility until construction and/or leasing is completed.
- (5) Illumination: None.
- (6) Sign surface area: 96 square feet maximum (including 4 "rider" panels).
- (7) Colors: Dark brown symbol and olive brown lettering on light tan background. Rider panels are reversed with light tan lettering on olive panels. Legs and backside are olive brown.

- (8) Symbols: General symbols, similar to but not limited to the examples given, will be designed to identify said facilities. (Ord. No. 63, 3-27-73; Ord. No. 96, § 11.6, 2-26-74)

Sec. V.E-312. Traveland.

The supplemental regulations for the Traveland "PC" District are as follows:

V.E-312.1. Statistical analysis.

Total area 30 acres

V.E-312.2. General notes.

(a) Development within this planned community shall be subject to all applicable provisions of the building code and the various mechanical codes.

(b) Any development standard not specifically covered by the regulations of this planned community shall be subject to applicable provisions of the City of Irvine Zoning Code.

(c) Whenever the regulations contained herein conflict with those contained in section 78.0219.1 PC "Planned Community" District [sections V.E-219 through V.E-230 of this division], the Traveland Planned Community District Regulations shall apply.

(d) Water and sewage disposal facilities within the planned community will be furnished by the Irvine Ranch Water District.

(e) Any bodies of water shall be installed and maintained in accordance with all applicable regulations of the Orange County Health Department.

(f) Prior to the issuance of grading and building permits a soil and foundation investigation report shall be prepared to provide an analysis of the site soils for compaction characteristics, expansive soil conditions, and the limits of soil types which will form the basis of earthwork grading specifications and design of lakes, roads, and foundations.

(g) Prior to the issuance of grading and building permits a bond shall be posted for possible signalization and street lighting if such facilities are determined necessary by the director of public works.

V.E-312.3. Commercial regulations.**(a) *Uses permitted:***

- (1) Sale and maintenance of recreational vehicles, and sales of related supplies and equipment.

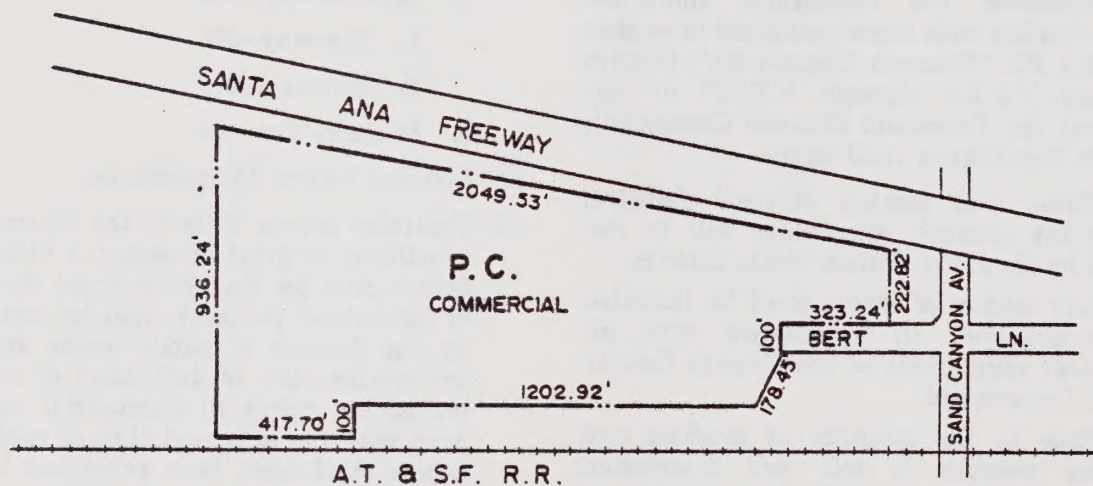
- (2) Sporting good stores, hobby shops, and bait shops.
- (3) Food and beverage sales facilities.
- (4) Ancillary administration offices and meeting facilities.
- (5) Tourist services, such as travel bureaus.
- (6) Accessory structures and uses necessary and customarily incidental to the above uses.

(b) *Uses permitted by a use permit subject to planning commission approval:* Any commercial uses not listed in subsection (a) above.

(c) *Site development standards:*

- (1) Building setbacks from:
 - a. Right-of-way line:
 1. Freeway—20'
 2. Streets—12'
 - b. Property line—10'
- (2) Building height: 35' maximum.
- (3) Vehicular access: Prior to the issuance of a building or grading permit, a vehicular access plan for the entire street frontage of the subject property shall be approved by the director of public works and an irrevocable offer of dedication of vehicular access rights in substantial compliance with the approved plan of vehicular access shall have been submitted to the City of Irvine.
- (4) Off-street parking requirements: As required by section 78.0290 [sections V.E-401 through V.E-407] of the Irvine Zoning Code.
- (5) Signs: A sign program shall be submitted to and approved by the planning commission.
- (6) Lighting: All lighting, exterior and interior, shall be designed and located so as to confine direct rays to the premises.
- (7) Loading: All loading and unloading operations shall be performed on site, and loading platforms and areas shall be screened from view of the public right-of-way by a landscape or architectural feature.

TRAVELAND PLANNED COMMUNITY DEVELOPMENT PLAN



Scale: 1" = 400'
Date: 5-8-73
M.A.A.

- (8) Trash and storage areas: All storage of cartons, containers and trash shall be shielded from view within a building or a six foot enclosure. Wall material shall match exterior building material. Doors to the storage area shall be self-closing. Refuse storage shall not be visible from outside the enclosed area.
- (9) Landscaping:
- a. Landscaping shall consist of trees, shrubs, vines, ground cover or any combination thereof. The size, type and location of such landscape material shall be subject to the approval of the director of planning.
 - b. An automatic irrigation system shall be installed and maintained.
 - c. All landscaping shall be maintained in a clean, healthy and weed free state.
 - d. Right-of-way setback areas and boundary areas:
 1. The right-of-way setback area and boundary area of the total 30 acre site shall be landscaped.
 2. Trees equal to one tree per thirty lineal feet shall be planted within the setback and boundary areas in addition to the required ground cover and shrubs.
 3. Boundary landscaping shall be equal in width to the required interior property line setbacks.
 - e. Trees equal in number to one per each five parking stalls will be installed in and around the parking area. Boundary plantings will not be counted against this requirement.
 - f. The live oak trees existing on the site shall be preserved.
- (10) Screening:
- a. Screening shall include walls, fences, berms and plant materials and shall be in harmony with the building materials.
 - b. Wherever fences are installed, they shall be combined with landscaping materials.
 - c. Plant materials used as a screen shall consist of compact evergreen plants. They shall be of a kind or used in such a manner, so as to provide screening, having a minimum width of two feet, within 18 months after initial installation.
 - d. A certificate of use and occupancy shall not be issued until screening in accordance with these regulations have been installed.
 - e. Roof mounted equipment shall be screened from view.
- (11) Sound attenuation: Restaurants, shops and office structures shall be sound attenuated to 65 dBA.
- V.E-312.4. Site plan design review.
- (a) A site plan and architectural elevation shall be submitted to the director of planning to enable them to make a finding that the proposed development is in conformity with both the intent and provisions of this planned community, prior to the issuance of a building permit.
- (b) Procedure:
- (1) The applicant shall submit five (5) prints of the site plan with architectural elevation to the director of planning. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:
 - a. Lot dimensions.
 - b. All buildings and structures: Location, size, character, height, proposed use.
 - c. Yards and space between buildings.
 - d. Walls and fences: Location, height and materials.
 - e. Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
 - f. Access—Pedestrians, bicycle, vehicular, service: Points of ingress and egress. Access for the handicapped shall be provided in accordance with the California Government Code.
 - g. Signs: Location, size, height, lettering and coloring.

- h. Loading: Location, dimensions, number of spaces, internal circulation.
 - i. Lighting: Location and general nature, hooding devices.
 - j. Landscaping: Location and general nature.
 - k. Street dedications and improvements.
 - l. And such other data as may be required by the director of planning.
 - m. Building materials.
- (2) Within thirty (30) days after submission of the site plan, the director of planning shall approve, with conditions deemed necessary to protect the public health, safety and welfare, or disapprove the site plan. In approving the plan, the director of planning shall find that:
- a. Lot dimensions.
 - b. All buildings and structures: Location, size, character, height, proposed use.
 - c. Yards and space between buildings.
 - d. Walls and fences: Location, height and materials.
 - e. Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
 - f. Access—Pedestrians, bicycle, vehicular, service: Points of ingress and egress. Access for the handicapped shall be provided in accordance with the California Government Code.
 - g. Signs: Location, size, height, lettering and coloring.
 - h. Loading: Location, dimensions, number of spaces, internal circulation.
 - i. Lighting: Location and general nature, hooding devices.
 - j. Landscaping: Location and general nature.
 - k. Street dedications and improvements.
 - l. And such other data as may be required by the director of planning.
 - m. Building materials.
- (2) Within thirty (30) days after submission of the site plan, the director of planning shall approve, with conditions deemed necessary to protect the public health, safety and welfare, or disapprove the site plan. In approving the plan, the director of planning shall find that:
- a. All provisions of this planned community are complied with;
 - b. The following are so arranged that traffic congestion is minimal, pedestrian and vehicular safety and welfare are protected, and there will be minimal effect on surrounding property:
 - 1. Building, structures and improvements.
 - 2. Vehicular ingress, egress and internal circulation.
 - 3. Setbacks.
 - 4. Height of buildings.
 - 5. Location of service.
 - 6. Walls.
 - 7. Landscaping.
 - c. Proposed lighting is so arranged as to reflect the light away from adjoining properties;
 - d. Proposed signs will not, by size, location, color or lighting interfere with traffic or limit visibility and will be compatible with the surrounding structures.
- (3) Appeal: The applicant may appeal in writing to the city council. Such appeal shall be filed in duplicate with the planning department within ten (10) days after the decision. The director of planning shall forward the duplicate copy of the appeal to the city clerk. The city council shall consider the appeal at a regular meeting within 30 calendar days following the receipt by the clerk of the duplicate copy of the appeal, or within such time as the council shall continue the matter. The city council shall review the site plan and shall recommend approval, approval with conditions, or disapproval, based on findings listed in subsection (2) (a, b, c and d) above.
- (4) The approved plans, with any conditions shown thereon or attached thereto, shall

be dated and signed by the director of planning. One copy of said approved site plan and conditions shall be mailed to the applicant.

- (5) Before a building permit may be issued for any building or structure in a development requiring site plan review, the building or structure must be in conformity with the approved site plan, elevations and signs.
- (6) Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section. (Ord. No. 69, 5-8-73; Ord. No. 96, § 11.7, 2-26-74)

Sec. V.E-313. Culver-Walnut.

The supplemental regulations for the Culver-Walnut "PC" District are as follows:

V.E-313.1. Statistical analysis.

Total area 30 acres

V.E-313.2. General notes.

(a) Development within this planned community shall be subject to all applicable provisions of the building code and the various mechanical codes.

(b) Any development standard not specifically covered by the regulations of this planned community shall be subject to applicable provisions of the City of Irvine Zoning Code.

(c) Whenever the regulations contained herein conflict with those contained in section 78.0219.1 [sections V.E-219 through V.E-230] PC "Planned Community" District of the Irvine Zoning Code, the subject Planned Community District Regulations shall apply.

(d) Water and sewage disposal facilities within the planned community will be furnished by the Irvine Ranch Water District.

V.E-313.3. Commercial regulations.

(a) *Purpose and intent:* It is the purpose of these regulations to permit commercial uses which offer a range of goods and services that is wider than that permitted in a neighborhood commercial planned community district.

These regulations intend to place controls on the development of this commercial area that will permit an efficient use of the commercial area while at the same time protecting the surrounding and nearby property from adverse effects frequently associated with commercial development. The setback, landscaping, building placement, uses and parking facilities regulations are intended to permit a development that will enhance a major entry point into the City of Irvine and will not create a commercial corridor along Culver Drive.

Buildings and structures should be placed on the site in such a manner that will avoid large uninterrupted parking areas and linear structural appearance.

(b) *Uses permitted:* The following general categories of uses shall be permitted with the exception of those uses listed as requiring a use permit or as being prohibited in subsections (c) and (d) below:

- (1) Retail businesses.
- (2) Service businesses.
- (3) Administrative and professional offices.
- (4) Institutional, financial and governmental offices and uses.
- (5) Commercial recreation.
- (6) Parks, playgrounds and trails.
- (7) Hotels and motels.
- (8) Restaurants.
- (9) Accessory structures and uses necessary and customarily incidental to the above uses.

(c) *Uses permitted subject to a use permit approved by the planning commission:*

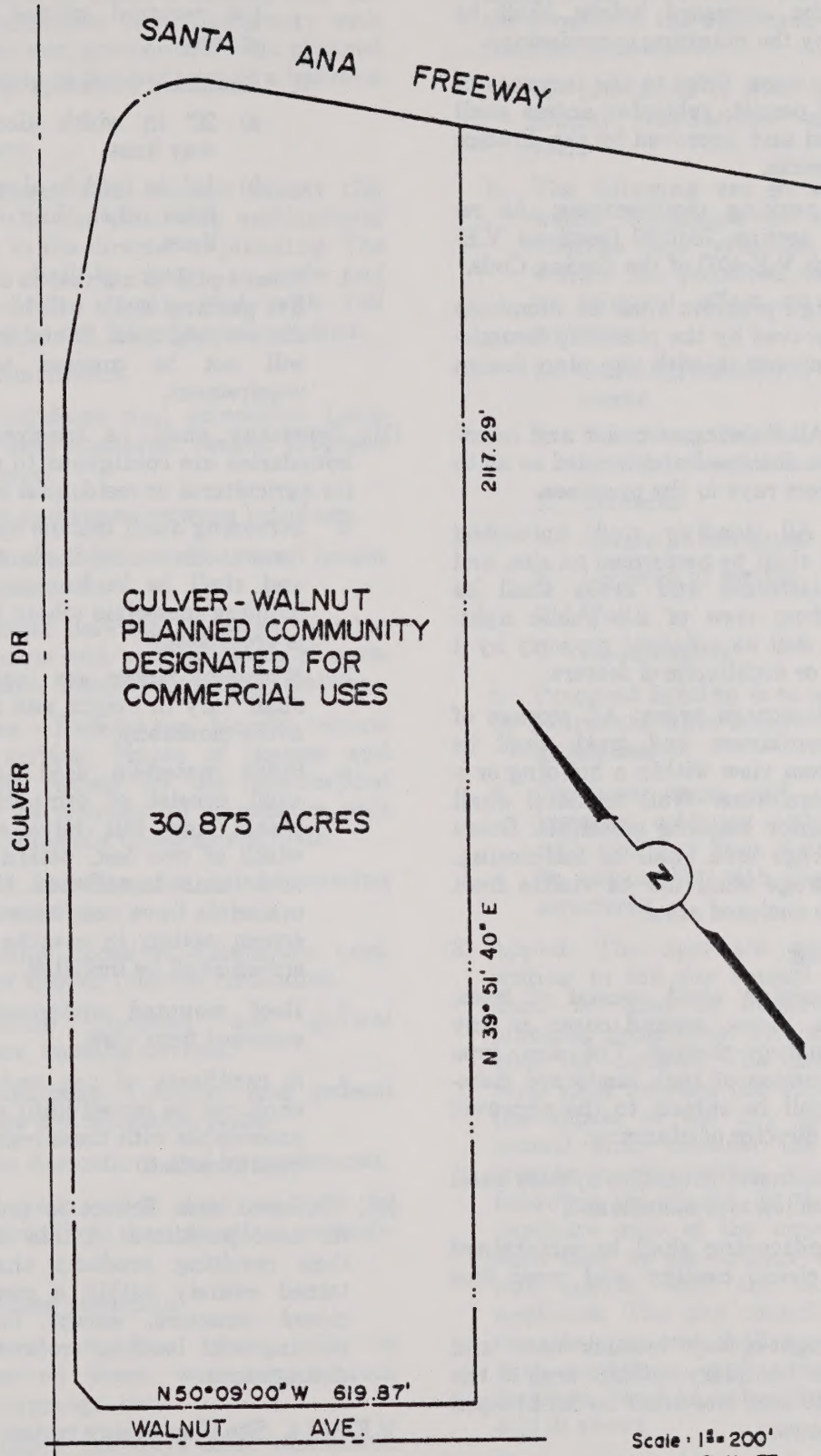
- (1) Service stations.
- (2) Car washes.
- (3) Public utility facilities as defined in section V.E-313.5.
- (4) Transportation stations.
- (5) Vehicle service, repair, paint and specialty shops.
- (6) Outdoor sales and uses.

(d) *Uses prohibited:*

- (1) Residential uses other than hotels and motels.
- (2) Wrecking, junk, salvage and storage yards.
- (3) All uses not permitted by subsections (b) and (c) above.

(e) *Site development standards:*

- (1) Building setbacks from:
 - a. Right-of-way line—20 feet.
 - b. Property line—10 feet.
 - c. Equal to the building height when adjoining noncommercially zoned property.



Scale: 1" = 200'
 Date: 12-11-73
 M.A.A.

- (2) Building height: 50 foot maximum. Any variance for increased height shall be approved by the planning commission.
- (3) Vehicular access: Prior to the issuance of a building permit, vehicular access shall be reviewed and approved by the director of public works.
- (4) Off-street parking requirements: As required by section 78.0290 [sections V.E-401 through V.E-407] of the Zoning Code.
- (5) Signs: A sign program shall be submitted to and approved by the planning commission in conjunction with site plan design review.
- (6) Lighting: All lighting, exterior and interior, shall be designed and located so as to confine direct rays to the premises.
- (7) Loading: All loading and unloading operations shall be performed on site, and loading platforms and areas shall be screened from view of the public right-of-way as well as adjacent property by a landscape or architectural feature.
- (8) Trash and storage areas: All storage of cartons, containers and trash shall be shielded from view within a building or a six foot enclosure. Wall material shall match exterior building materials. Doors to the storage area shall be self-closing. Refuse storage shall not be visible from outside the enclosed area.
- (9) Landscaping:
 - a. Landscaping shall consist of trees, shrubs, vines, ground cover or any combination thereof. The size, type and location of such landscape material shall be subject to the approval of the director of planning.
 - b. An automatic irrigation system shall be installed and maintained.
 - c. All landscaping shall be maintained in a clean, healthy and weed free state.
 - d. The right-of-way setback area and interior boundary setback area of the total 30 acre site shall be landscaped as follows:
 1. Trees equal to one tree per thirty lineal feet shall be planted within the setback areas in addition to the required ground cover and shrubs.
2. Boundary landscaping shall be:
 - a) 20' in width along right-of-way lines.
 - b) 10' in width along property lines other than right-of-way lines.
- e. Trees equal in number to one per each five parking stalls will be installed in the parking area. Boundary plantings will not be counted toward this requirement.
- (10) Screening shall be required wherever boundaries are contiguous to areas zoned for agricultural or residential uses.
 - a. Screening shall include opaque walls, fences, berms and plant materials and shall be in harmony with the building materials (chain link fencing is prohibited).
 - b. Wherever fences are installed, they shall vary in height and materials to avoid monotony.
 - c. Plant materials used as a screen shall consist of compact evergreen plants and will have a minimum width of two feet, within 18 months after initial installation. If such plant materials have not formed an opaque screen within 18 months an opaque screen shall be installed.
 - d. Roof mounted equipment shall be screened from view.
 - e. A certificate of use and occupancy shall not be issued until screening in accordance with these regulations has been installed.
- (11) Enclosed uses: Except as provided herein, uses permitted in this district, and their resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking and loading areas and outdoor dining areas.

V.E-313.4. Site plan design review.

- (a) A site plan and architectural elevation shall be submitted to the planning commis-

sion to enable it to make a finding that the proposed development is in conformity with both the intent and provisions of this planned community, prior to the issuance of a building permit.

(b) *Procedure:*

- (1) The applicant shall submit twenty (20) prints of the site plan with architectural elevation to the director of planning. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:
 - a. Lot dimensions.
 - b. All buildings and structures: Location, size, character, height, proposed use, area.
 - c. Yards and space between buildings.
 - d. Walls and fences: Location, height and materials.
 - e. Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
 - f. Access - Pedestrians, bicycle, vehicular, service: Points of ingress and egress. Access for the handicapped shall be provided in accordance with the California Government Code.
 - g. Signs: Location, size, height, lettering and coloring.
 - h. Loading: Location, dimensions, number of spaces, internal circulation.
 - i. Lighting: Location and general nature, hooding devices.
 - j. Landscaping: Location and general nature and irrigation plans.
 - k. Street dedications and improvements.
 - l. And such other data as may be required by the planning commission.
 - m. Building materials.
 - n. Natural features that will be preserved (trees, watercourses, rock outcroppings, etc.).
- (2) Within thirty (30) days after submission of the site plan, the planning commission shall approve, approve with conditions, disapprove, or continue the matter, with the consent of the applicant, based on the findings listed below:
 - a. All provisions of these planned community regulations are complied with;
 - b. The following are so arranged that traffic congestion is minimal, pedestrian and vehicular safety and welfare are protected, and there will be minimal effect on surrounding property:
 1. Building, structures and improvements.
 2. Vehicular ingress, egress and internal circulation.
 3. Setbacks.
 4. Height of buildings.
 5. Location of service.
 6. Walls.
 7. Landscaping.
 - c. Proposed lighting is so arranged as to reflect the light away from adjoining properties;
 - d. Proposed signs will not, by size, location, color or lighting interfere with traffic or limit visibility and will be compatible with the surrounding structures.
- (3) Appeal: The applicant may appeal in writing to the city council. Such appeal shall be filed in duplicate with the planning department within ten (10) days after the decision. The director of planning shall forward the duplicate copy of the appeal to the city clerk. The city council shall consider the appeal at a regular meeting within 30 calendar days following the receipt by the clerk of the duplicate copy of the appeal, or within such time as the council shall continue this matter, with the consent of the applicant. The city council shall review the site plan and shall approve, approve with conditions, or disapprove, based on findings listed in subsection (2), (a, b, c and d) above.
- (4) The approved plans, with any conditions shown thereon or attached thereto, shall

be dated and signed by the director of planning. One copy of said approved site plan and conditions shall be mailed to the applicant.

- (5) Prior to the issuance of a building permit the requirements of these regulations must be met.
- (6) Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section.

V.E-313.5. Definitions.

Public utility facilities shall include all types of structures and equipment utilized to provide utility service and shall include booster stations, service centers, service yards, substations, communication equipment buildings, distribution and receiving systems, pumping stations, etc., except for public utility facility general offices having none of the above noted structures and equipment. (Ord. No. 76, 9-25-73; Ord. No. 96, § 11.8, 2-26-74)

Sec. V.E-314. Campus Valley.

The supplemental regulations for the Campus Valley "PC" District are as follows:

V.E-314.1. Neighborhood commercial.

(a) Uses permitted:

- (1) Retail and service businesses of the type usually found in a neighborhood shopping center.
- (2) Administrative and professional offices.
- (3) Institutional, financial and governmental facilities.
- (4) Cultural, commercial recreational and recreational facilities.
- (5) Accessory structures and uses necessary and customarily incidental to permitted uses.
- (6) Medical and dental offices in structures separate from commercial structures.

(b) Uses permitted subject to a use permit approved by the planning commission:

- (1) Automobile service stations.
- (2) Permanent outdoor sales and/or storage.

(c) Setbacks from streets: All setbacks shall be measured from the ultimate right-of-way line.

The building setback shall be twenty (20) feet, except that unsupported roofs or sun screens may project six (6) feet into the setback area. Signs allowed by this ordinance may be placed in the setback area.

Exception:	<i>Street designation</i>	<i>Building setback</i>
	Campus Drive	30'

(d) Building setbacks from interior property lines: A minimum twenty (20) foot building setback shall be maintained from all interior property lines with the following exceptions:

- (1) If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels.
- (2) No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the taller of the two structures.

(e) Building height: Maximum height for all building shall be fifty (50) feet and limited to two stories. Building height shall also be limited by provisions of applicable building codes.

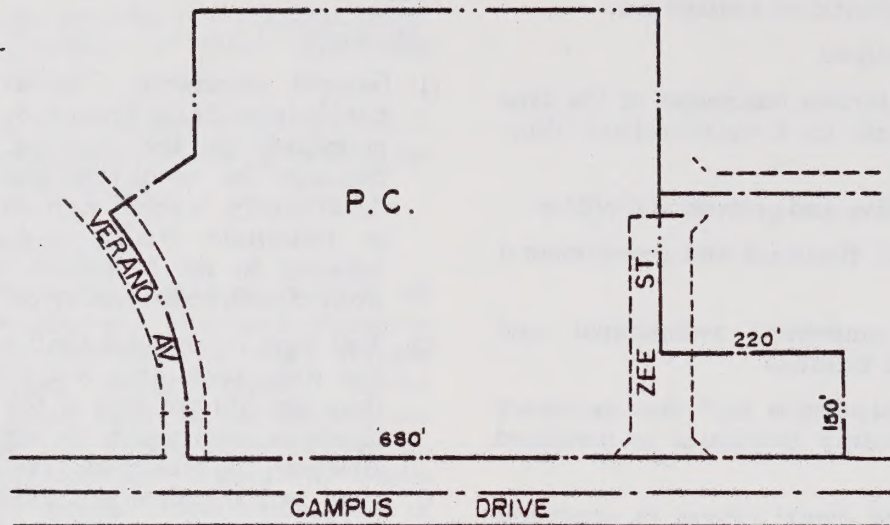
(f) Signs:

- (1) General standards: One (1) single or double-faced identification sign shall be permitted on the building per street frontage for each individual business. Additionally, a small sign oriented solely to pedestrain traffic may be located adjacent to the pedestrian walkway in front of each individual store.
- (2) Wall sign: In no event shall an identification sign placed on a wall comprise more than ten (10) per cent of the area of the elevation upon which the sign is located. However, the maximum area for any sign shall be 200 square feet. Said signs shall be fixture signs, or consist of individual letters affixed directly to the wall.
- (3) Ground signs: Such signs shall be restricted to a maximum size of 100 square feet and a height of four (4) feet and shall be restricted to shopping center identification only.
- (4) Signs subject to planning commission approval:
 - a. Painted signs (super graphics): May be permitted when the commission finds them complementary to a special style of architecture or character of the shopping center.
 - b. Pole signs: May be permitted by authorization of the commission, providing the commission finds that said signs are necessary in order to adequately identify a particular business premise. Such signs shall not be allowed in those cases where the identification or location of the business premise can be adequately achieved by the use of a wall sign.

(g) Signs standards and lighting:

- (1) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.

CAMPUS - VALLEY PLANNED COMMUNITY DEVELOPMENT PLAN



Scale: 1" = 200'
Date: 10-23-73
M.A.A.

- (2) All lighting shall be shielded so as to confine direct rays to the premises. Signs may be illuminated only during operating hours of the respective businesses.
- (3) Business signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
- (4) A wall sign with the individual letters applied directly to the wall shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- (5) All wall signs shall be mounted parallel to the wall to which they are attached.

(h) *Landscaping:* All landscaping referred to in this section shall be maintained in a

neat and orderly fashion. (This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and regular watering of all plantings.)

(1) Streetside setback area:

- a. General statement: Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery and may include such items as access driveways, signs, flag poles, fountains, and other such similar appurtenances.
- b. Campus Drive: The entire area between the curb of Campus Drive and the required building setback line shall be landscaped.

- c. Other streets: The entire area between the curb and the front property line shall be landscaped to a depth of ten (10) feet.
- (2) Side yard and rear yard:
 - a. General statement: All unpaved areas not utilized for parking and storage, shall be landscaped utilizing ground cover, shrub and tree materials and/or dry landscaped materials.
 - b. Undeveloped area: Undeveloped areas proposed for future expansion shall be maintained in a weed-free condition, or landscaped in accordance with site plan design review findings.
- (3) Screening: Areas used for parking shall be landscaped and/or fenced in such a manner as to screen said areas from view of access streets, freeways, and adjacent properties or at a minimum have the view of said areas interrupted. Plant materials used for screening purposes shall consist of lineal or grouped masses of shrubs and/or trees.
- (4) Boundary areas: Boundary landscaping is required on all interior property lines. Said areas will be placed along the entire length of these property lines and be of sufficient width to accommodate the number of trees required. Trees, equal to one tree per thirty lineal feet of each interior property line, will be planted in the boundary area in addition to required ground cover and shrub material. The minimum width of required interior property line landscaping will be three feet.
- (5) All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.
- (6) Parking areas: Trees, equal in number or one (1) per each five (5) parking stalls shall be provided within the parking area.
- (7) Watering: An automatic irrigation system shall be provided for all landscaped areas.
 - (i) Loading areas:
 - (1) Loading areas shall be screened from view.
 - (2) Streetside loading shall be allowed provided the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line.
 - (j) Storage areas: All outdoor storage shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height but need not be opaque above that point.
 - (k) Trash and refuse collection areas: All outdoor refuse collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.
 - (l) Sidewalk and pedestrian access: If other than normal county requirements for sidewalks and pedestrian access is desired, the planning commission shall review and approve any such proposed deviations from normal plans at time of site plan review.
 - (m) Off-street parking:
 - (1) The requirements of section 78.0290 [sections V.E-401 through V.E-407] off-street parking regulations of the City of Irvine Zoning Code as related to similar, individually listed uses shall apply. Outdoor sales and storage areas shall be included as enclosed areas for parking calculations.
 - (2) Adequate bicycle parking shall be provided.
 - (n) Enclosed uses: All uses permitted in this section and their resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking, loading areas, outdoor dining areas, and additional uses exempted from this requirement by the planning commission as permitted by the use permit.
 - (o) Site plan design review: A site plan shall be submitted to the planning commission to enable them to make a finding that the proposed development is in conformity with both the intent and provisions of Campus Valley Planned Community.
- A site plan for the total development of the lot shall have been approved pursuant to this subsection before a building permit may be issued for any development.

- (1) The applicant shall submit twenty (20) prints of the site plan, which shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:
 - a. Lot dimensions.
 - b. All buildings and structures: Location, size, height, proposed use.
 - c. Yards and space between buildings.
 - d. Walls and fences: Location, height and materials.
 - e. Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
 - f. Access - Pedestrian, bicycle, vehicular, service: Points of ingress and egress.
 - g. Signs: Location, size, height.
 - h. Loading: Location, dimensions, number of spaces, internal circulation.
 - i. Lighting: Location and general nature, hooding devices.
 - j. Landscaping: Location and general nature.
 - k. Street dedications and improvements.
 - l. And such other data as may be required by the planning director.
 - m. Access for the handicapped shall be provided in accordance with the Civil Code Section 54-546 of the California Government Code.
- (2) Within thirty (30) days after submission of the site plan, the planning commission shall approve, approve with conditions deemed necessary to protect the public health, safety and welfare, or disapprove the site plan. In approving the plan, the planning commission shall find that:
 - a. All provisions of the Campus Valley Planned Community regulations are complied with;
 - b. The following area so arranged that traffic congestion is minimal, pedestrian, bicycle, and vehicular safety and welfare are protected, and there will be minimal adverse effect on surrounding property:
 1. Buildings, structures and improvements.
 2. Vehicular and bicycle ingress, egress and internal circulation.
 3. Setbacks.
 4. Height of buildings.
 5. Location of service.
 6. Walls.
 7. Landscaping.
 - c. Proposed lighting is so arranged as to reflect the light away from adjoining properties;
 - d. Proposed signs will not, by size, location, color or lighting interfere with traffic or limit visibility and will be compatible with the surrounding neighborhood.
- (3) Appeal: The applicant may appeal in writing to the city council. Such appeal shall be filed in duplicate, with the planning department within ten (10) days after the decision. The planning director shall forward the duplicate copy of the appeal to the city clerk. The city council shall consider the appeal at a regular meeting within 30 calendar days following the receipt by the clerk of the duplicate copy of the appeal, or within such time as the council shall continue the matter. The city council shall review the site plan and shall recommend approval, approval with conditions, or disapproval, based on findings listed in subsection (2) above.
- (4) The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the planning commission's secretary. One copy of said approved site plan and conditions shall be mailed to the applicant.
- (5) Before a building permit may be issued for any building or structure in a development requiring site plan review, the building or structure must be in conformity with the approved site plan.
- (6) Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section.

V.E-314.2. Statistical analysis.

Type	Area— Gross acres
Commercial	10.7
Total	10.7

V.E-314.3. Notes.

(a) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of this planned community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(b) Any land use proposal not specifically covered by the plan and supplemental text

shall be subject to the regulations of the City of Irvine Zoning Code.

(c) Water within the planned community area is proposed to be furnished by the Irvine Ranch Water District.

(d) Sewage disposal facilities within the planned community area are proposed to be furnished by the Irvine Ranch Water District.

(e) Whenever the regulations contained herein conflict with section 78.0219.1 [sections V.E-219 through V.E-230] PC "Planned Community" District regulations the regulations contained herein shall apply. (Ord. No. 79, 10-23-73; Ord. No. 96, § 11.9, 2-26-74)

Sec. V.E-315. Turtle Rock.

The supplemental regulations for the Turtle Rock "PC" District shall be as follows:

V.E-315.1. Statistical analysis.

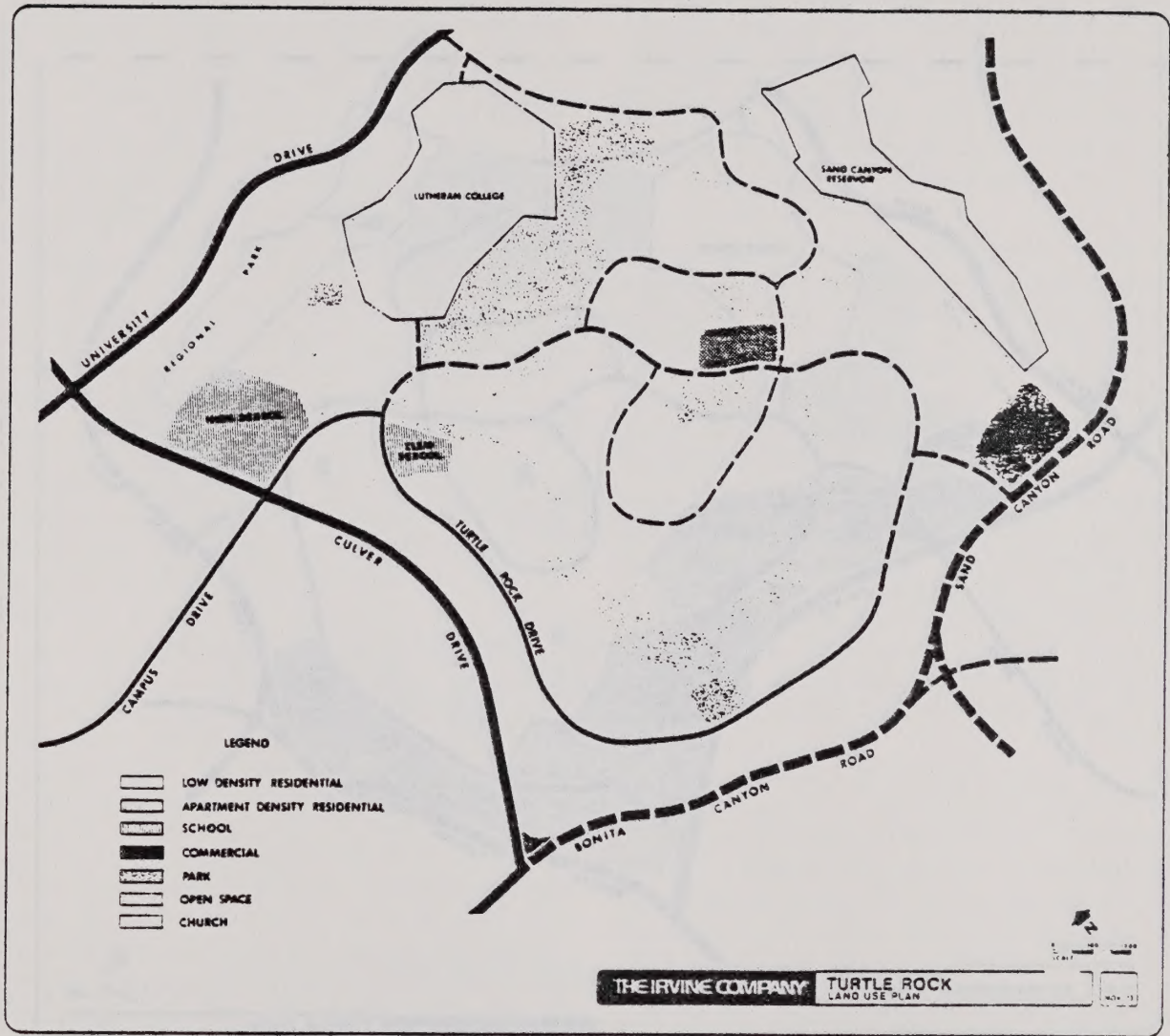
	<i>Area</i>	<i>Acres</i>	<i>Average Dwelling Unit/ Gross Acre</i>	<i>Range Dwelling Unit/ Gross Acre</i>	<i>Dwelling Unit</i>	<i>Persons Per Dwelling Unit</i>	<i>Population*</i>
RESIDENTIAL							
Low density	1	545	4.1	2-8	2252	3.75	8445
	B**	113	2.6	N.A.	294	3.75	1103
	A**	200	3.8	N.A.	760	3.75	2850
	C**	<u>32</u>	4.7	N.A.	<u>150</u>	3.75	<u>563</u>
Total		890			3,456		12,961
Apartment	5	17	19.0	N.A.	323	2.10	678
density	4	17	19.0	N.A.	323	2.10	678
	2	<u>21</u>	19.0	N.A.	<u>399</u>	2.10	<u>838</u>
Total		55			1,045		2,194
Grand Total		945			4,501		15,155

SUPPORT FACILITIES

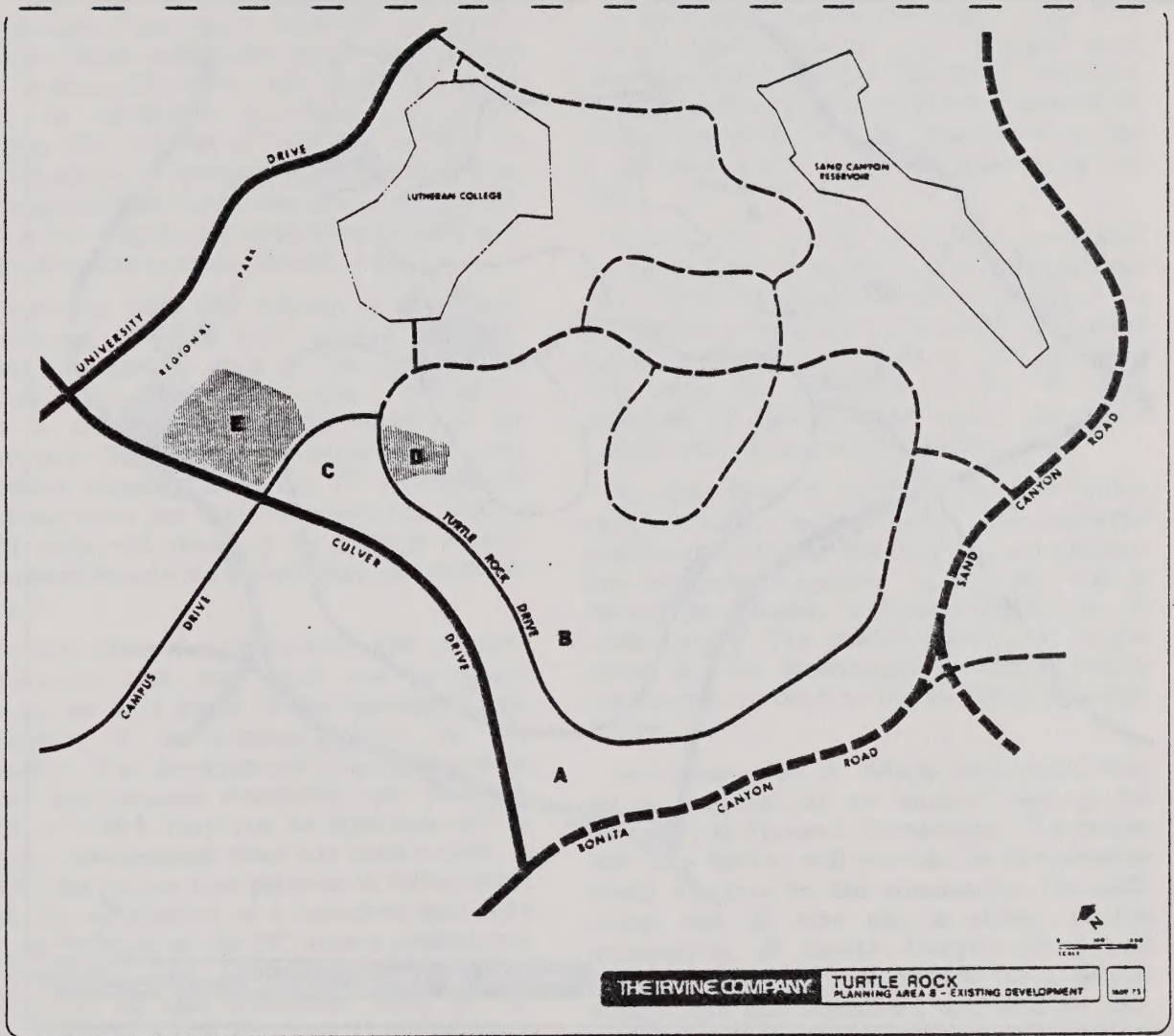
Lutheran College							
site	8	117					600
Commercial	6	12					
Service station	7	2					
Church	3	5					
Elementary school D**		10					
Proposed public							
schools		37					
High school	E**	45					
Proposed public							
park	a	26					
Open space		<u>321</u>					
Total		575					
Grand Total		1,520			4,501		15,755

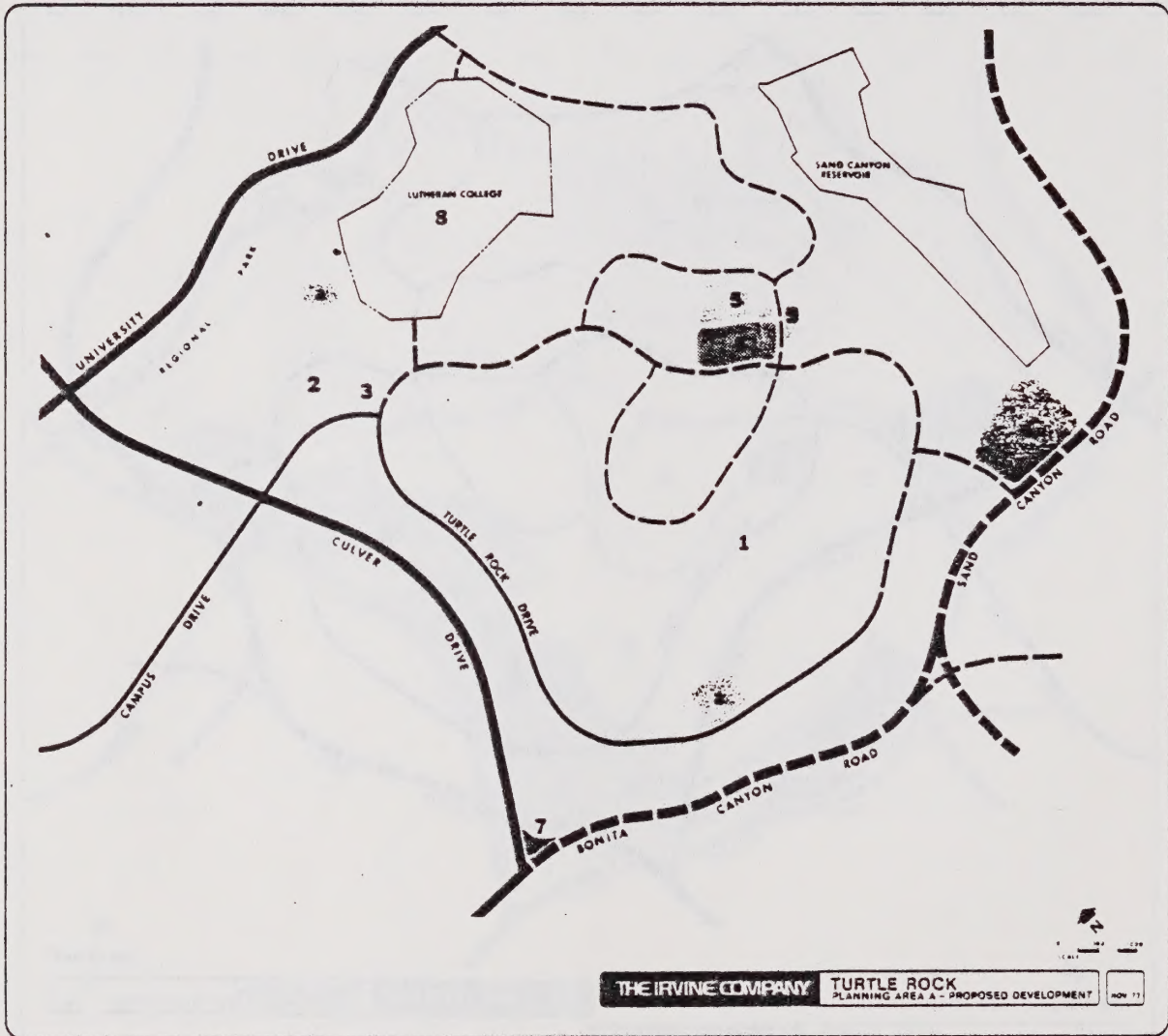
*Population figures are based on the factor per dwelling unit of the City Park Code and, therefore, are approximations.

**Existing Land Uses shown on Planning Area "B" Map: These areas are exempt from the requirements of the City Local Park Code (See sections V.G-101 through V.G-146).









V.E-315.2. General.

(a) *Project description:* Amendment number 4 to the planned community district regulations revises the boundaries, area, arrangement of land uses and the development concept for the Turtle Rock Planned Community. A variety of dwelling unit types and densities is proposed, consisting of attached and detached single family dwellings and apartments. Community facilities, to include schools, parks and open space and village level commercial have been provided based upon an estimated population of 15,755 persons. The concept of "enclave" design or the clustering of development into meaningful neighborhood units, results in the preservation of a significant amount of hillside and ridgeline areas in their natural state.

Consistent with this concept is the use of "maximum dwelling unit" zoning. The low density residential area of the undeveloped portion of the community, Area 1, will allow that a maximum of 2,252 dwellings be developed. These may be developed in subdivisions ranging from two (2) to eight (8) dwelling units per acre. However, the limit of 2,252 units will result in an average density of approximately 4.13 dwellings per acre for Area 1.

(b) *Site plan design review:* The planned community text and land use plan are recognized as a guide to the developers and designers of development plans for the property. The development standards are in effect performance standards, the ramifications of which may not be disclosed until a precise development plan has been drawn. It is for this reason that prior to or coincidental with the submission of a tentative tract map for any portion of the PC area a preliminary development plan as described in section V.E-315.10 of this ordinance must be approved by the Irvine Planning Commission.

(c) *Schools:* Public school locations have not been shown on the land use plan in deference to the request of the Irvine Unified School District. The district is presently attempting to resolve a question of developing smaller but more numerous school sites versus the traditional size facilities. Until this philosophic issue is resolved, sites cannot be shown with any degree of validity on the land use plan.

However, the developer shall provide sites of the size, number and location deemed necessary by the district to insure that adequate school facilities are available. At such time as such information is available from the school district, the developer shall cause the land use map and accompanying statistical analysis to be amended to reflect proposed school sites.

(d) *Recreation, parks and open space:* The acreage of public parks shall be based upon the park code in effect at the time of tentative map filing. In addition, the exact amount of acreage required shall be determined at the time tentative tract maps are approved by the city.

Traditionally, public park sites are shown on the land use plan adjacent to public school sites. However, since school sites cannot be determined at this time, the public park sites have not been represented on the land use map with the exception of two (2) sites proposed by the developer which are to be independent of any school facility.

At such time as information is available relative to the school issue, the developer shall cause the land use map and accompanying statistical analysis to be amended to reflect the number, acreage and location of public parks. The precise location of public parks will be determined by the planning commission at the time of the site plan design review.

(e) *Commercial:* A village commercial center is proposed as an integral part of the Turtle Rock Planned Community. The twelve (12) acre facility will provide for convenience goods required by the community. An additional two (2) acre site is shown at the intersection of Bonita Canyon Road and Culver Drive, and will provide for a service station site and additional convenience commercial.

V.E-315.3. Notes.

(1) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted.

(2) Grading will be permitted within areas having approved site design plan upon the securing of a grading permit.

(3) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(4) The property lies within the boundaries of the Orange County Master Plan of Drainage for the University Park drainage area which has been adopted by the City of Irvine. The plan is presently administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master plan facilities or the dedication of right-of-way.

(5) All areas designated for residential use may be developed at a lower residential density than that indicated for the numbered area without requiring a change in the PC (Planned Community) District Zoning.

(6) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Turtle Rock Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(7) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Code.

(8) Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Irvine governing said uses and activities.

(9) Grading code: At the time of actual development of any portion within the planned community of Turtle Rock, a report of a preliminary engineering geological and soil engineering investigation showing evidence of a recommendation for a safe and stable development is to be submitted with the tentative tract map. The recommendations by the engineering geologist and soil engineer shall be incorporated into the grading plan design prior to grading permit

approval. The soil engineer and engineering geologist must certify the stability of the site prior to issuance of building permits.

(10) Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one (1) dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

(11) Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record where the yards and open spaces are combined into more desirable arrangements of common areas which are not a part of the individual lot of record. Designation of cluster development shall be shown on the tentative tract map.

(12) Condominiums are defined as attached or detached dwelling units developed under the statutory condominium requirements established by the state real estate commissioner's office; designation of condominiums shall be shown on the tentative tract map.

(13) Low density residential development shall be defined as areas in which the gross density does not exceed eight (8) dwelling units per acre.

(14) Apartment density residential development shall be defined as areas in which the gross density is above eight (8) but does not exceed nineteen (19) dwelling units per acre.

(15) With respect to all residential developments in this planned community, sales literature in sales or rental offices shall bear conspicuous notification of planned or permitted development within at least one (1) mile of this planned community. All sites zoned or planned for multiple family or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses. Adequate notice of all air activities impacting this planned community by the Marine Corps Air Station (Helicopter) shall be provided.

(16) A master plan of bicycle trails for the planned community shall be reviewed and approved by the director of planning prior to

approval of any tentative tract within this planned community. The master plan shall show the regional level or "backbone" system. Internal or local trail systems shall be approved in conjunction with each subsequent tentative tract map. Where possible, bicycle trails will be independent of the streets and incorporated into open spaces where possible.

(17) All development within the Turtle Rock Planned Community shall conform with the sound transmission classification and shall incorporate the energy conservation guidelines established by the Department of Housing and Urban Development (HUD).

(18) The developer shall be responsible to provide the city with an accurate accounting of the residential units constructed, under construction or approved in Area 1 with each tentative tract map submitted for that area, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

(19) Whenever the regulations contained in this text conflict with the regulations of section 78.0219.1 [sections V.E-219 through V.E-230] PC "Planned Community" District, the regulations of the Turtle Rock Planned Community shall take precedence.

(20) At such time as the tentative tract map is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials if noise attenuation is indicated based on city requirements. The plans are subject to the approval of the planning commission and shall be in conformance with any city adopted noise standards and policies in effect at the time of review.

(21) All development shall be in accordance with the hillside regulations and/or ordinances in effect at the time of tentative tract map approval.

(22) All applicable mitigation measures making up the EIR will be considered to be conditions of this planned community.

(23) Precise plans for a second permanent access shall be submitted to and approved by the city council prior to the recordation of any final tract map.

Within 60 days following the issuance of building permits for the construction of any

new structures, a second permanent access to the Turtle Rock Planned Community shall be completed. If such access is not completed within the 60-day period noted above, the City of Irvine shall cause all construction work within the Turtle Rock Planned Community to cease.

(24) Prior to any new construction, a temporary access road for use by construction vehicles shall be installed at the expense of the developer in a location approved by the city council. All construction vehicles shall be required to use said road for the length thereof.

(25) There shall be at least three permanent access points serving the Turtle Rock Planned Community. The third permanent access shall be installed subject to location approval of the city council and prior to the completion of a total of 2,600 dwelling units within the Turtle Rock Planned Community. The installation and necessity of a fourth access shall be determined by the city council after reviewing the recommendation of the director of public works. The director of public works shall base his recommendation upon annual analysis of the existing and projected traffic conditions. The city council's decision on the fourth access shall occur prior to the completion of 4,000 total dwelling units, development beyond 4,000 dwelling units shall not take place until this decision is made.

(26) Bonita Canyon Road/Sand Canyon Road right-of-way shall be coterminous with the Southern California Edison Company easement right-of-way line and thereby shifting the center line away from the residential area.

(27) New dwelling units constructed adjacent to Bonita Canyon/Sand Canyon Road shall be sound attenuated with berms and/or walls to level of 65 dBA based upon anticipated volume at build out.

(28) Recreational vehicle storage shall be provided in accordance with any applicable regulations and/or ordinances in effect at the time of tentative tract map approval.

(29) The location and installation of parks shall meet with the approval of the director of community services.

(30) Dedication and improvements of all rights-of-way shall meet with the approval of the director of public works.

(31) Notwithstanding the sign appendix of this PC text, signs shall be permitted as per an adopted city sign ordinance (see sections V.E-601 through V.E-688).

(32) During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units.

(33) Wherever feasible, reclaimed water is to be utilized in areas such as, but not limited to greenbelts, parks, etc., or for fire protection. At the time of tentative map or site design review approval, whichever is sooner, the applicant shall submit a report based upon an analysis of the costs and ramifications of utilizing reclaimed water. Upon reviewing this report, the planning commission shall determine if the use of reclaimed water is to be a condition of approval of the project.

(34) All buildings shall be designed to provide for adequate air circulation-ventilation without sole reliance upon air conditioning and other mechanical equipment.

(35) A development phasing plan for the whole Turtle Rock Planned Community shall be submitted to the city prior to or in conjunction with the first developmental increment under this amendment.

(36) The total cost of all streets, roads and highways within the Turtle Rock Planned Community shall be paid by the developer, unless at the time of roadway construction an adopted capital improvements policy indicates otherwise.

(37) The proportionate costs of construction of Bonita Canyon Road and Sand Canyon Avenue shall be as allocated by the adopted capital improvements policy in effect at the time of construction.

(38) The total construction costs for the Turtle Rock Drive loop and pigtail roadways shall be paid by the developer in that these

roadways have been determined by the city to be "internal" or "interior" streets.

(39) Prior to the issuance of building permits, the master plan of arterial highways is to be amended by both the City of Irvine and County of Orange reflecting the new alignment of Campus Drive (Turtle Rock Drive loop).

(40) The developer shall pay the cost of additional required signals resulting from the new alignment for Campus Drive (the Turtle Rock Drive loop).

(41) The developer shall pay 25% of the required cost to modify the traffic signal at the intersection of Campus Drive and Culver Drive.

(42) The 321 acres designated as "open space" on the development plan and in the text for the Turtle Rock Planned Community shall be the maintenance responsibility of the property owner.

V.E-315.4. General development standards.

(a) *Building setbacks from streets:* The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line or residential property line whichever is greater.

Residential

<i>Street designation</i>	<i>Minimum setback</i>
Major (MPAH)*.....	32'
Primary (MPAH)*	32'
Secondary (MPAH)*	32'
Collector.....	15'
Private	10'
Turtle Rock Drive	20'

Commercial

<i>Street designation</i>	<i>Minimum setback</i>
All.....	20'

**Master Plan of Arterial Highways*

(b) *Garage and carport placement:* Garages and carports may be set back to within five (5) feet of the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages,

automatic garage door openers shall be installed by the developer.

Because hillside conditions are prevalent in the planned community, garage placement may deviate from the above general standard upon review and approval of specific plans by the director of planning.

(c) *Fences, hedges and walls*: Fences shall be limited to a maximum height of six (6) feet. Within intersection areas or on arterial highways, the provisions of applicable city codes shall apply.

(d) *Trellis*: Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side or rear yard.

(e) *Off-street parking*: Parking for all uses shall be as required by City of Irvine Zoning Code section 78.0290 [sections V.E-401 through V.E-407] "Off-Street Parking" Regulations.

(f) *Private street standards*: Private streets shall be in accordance with the following standards:

- (1) Private streets serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.
- (2) Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-eight (28) feet.
- (3) Private streets where on-street parking will be limited to one side only shall have a minimum paved width of thirty-two (32) feet.
- (4) Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.
- (5) The paved street width (or where required by the city, paved street width and sidewalks) shall constitute the total right-of-way for purposes of establishing setback lines for structures.
- (6) Streets (150) feet or less in length, if serving four (4) or more dwelling units shall have a minimum width of (24) feet.

Street widths deviating from the above may be approved in keeping with approved hillside guidelines and/or ordinances by the director of public works.

V.E-315.5. Low density residential, Areas 1, A, B and C.

(a) *Uses permitted*:

- (1) Single-family dwellings, attached, detached and cluster (tract and custom development).
- (2) Schools, parks, playgrounds, recreation facilities or open space and green areas and riding, hiking and bicycle trails subject to the requirements of section V.E-315.8 of this ordinance.
- (3) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (4) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale or lease of the particular building, individual lot or property upon which displayed.

(b) *Uses permitted subject to a use permit*:

- (1) Condominium dwellings.
- (2) Churches, community and recreational facilities (unless contained within a tentative tract map) establishments for the care of preschool children, fire stations and other public or quasi-public uses.

(c) *Building height*: Maximum height for all buildings shall be two (2) stories not to exceed thirty-five (35) feet excluding foundations or understructures. Building height shall also be limited by provisions of applicable building codes.

Conventional Development.

Where an approved tentative tract map designates the proposed use as a conventional development of single family dwellings (attached or detached), the following shall apply:

(a) *Building site area*: A minimum building site area of 4,000 square feet per unit shall be allowed. However, the average building site area shall be 6,000 square feet (to include all areas shown on the subdivision

map including natural hillside areas but exclusive of public parks and flood control channels).

(b) *Building setbacks:*

- (1) Street setbacks: See section V.E-315.4, General Development Standards.
- (2) Front and rear yard: Ten (10) feet.
- (3) Side yard: Five (5) feet, provided that a minimum of ten (10) feet is maintained between a structure on the immediately adjacent lot.

The above standards shall be required unless one of the following conditions prevail:

- a. Structures which abut private areas such as a plaza, park, mall or other permanent open green space may abut the common property line and have openings onto such appurtenances.
- b. Where there are no openings on a given side, that side may be placed on the property line and may abut a structure on an adjoining lot.
- c. An attached or detached garage or carport may abut a side property line or another structure, provided in the case of garages no openings are located on the abutting surfaces.

(c) *Building site coverage:* The maximum shall be fifty (50) per cent of any lot. For the purpose of this ordinance, covered area shall not include trellis area, roof overhangs and covered porches.

Cluster Development.

Where an approved tentative tract map designates the proposed use as a cluster development of single family dwellings (attached or detached), the following shall apply:

(a) *Building site area:* A minimum building site area of 1,000 square feet per unit shall be allowed. However, the average building site area shall be 3,000 square feet (to include all areas shown on the subdivision map including natural hillside areas but exclusive of public parks, and flood control channels).

(b) *Building setbacks:*

- (1) Street setbacks: See section V.E-315.4, General Development Standards.
- (2) Front or rear yard: Ten (10) feet.
- (3) Side yard: Three (3) feet, provided that a minimum of ten (10) feet is maintained between a structure on the immediately adjacent lot.

The above standards shall be required unless one of the following conditions prevail:

- a. Structures which abut private areas such as a plaza, park, mall or other permanent open green space may abut the common property line and have openings onto such appurtenances.
- b. Where there are no openings on a given side, that side may be placed on the property line and may abut a structure on an adjoining lot.
- c. An attached or detached garage or carport may abut a side property line or another structure, provided in the case of garages no openings are located on the abutting surfaces.

(c) *Building site coverage:* Building site coverage shall be limited by setback requirements. For the purpose of this ordinance, coverage shall include all areas under roof but shall not include trellis areas.

Condominium Development.

Where an approved tentative tract map designates the proposed use as a condominium development of single-family dwellings, approval by the planning commission of a use permit shall be required. Information relative to building height, setbacks and site coverage shall be submitted together with other information required by the director of planning.

V.E-315.6. Apartment density residential, Areas 2, 4 and 5.

(a) *Uses permitted:*

- (1) All uses listed in section V.E-315.5, Low Density Residential, subject to the development standards listed therein.

- (2) Multiple family dwellings.
- (3) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (4) One (1) sign double faced (which may be internally or externally lighted) per street frontage identifying the apartment complex. Said sign shall not exceed thirty-two (32) square feet in area and may be placed either on the building as a wall sign, or in the setback area as a ground sign. If said sign is utilized as a ground sign, it shall not exceed a height of four (4) feet above the immediately adjacent grade. Additionally, on-site merchandising signs shall be permitted. Said signs shall be submitted for the approval of the planning director.

Multiple Family Dwellings.

(a) *Building height:* Maximum height for all buildings shall be two (2) stories. Building height shall also be limited by provisions of applicable building codes.

(b) *Building site area:* A minimum building site of one-half (½) acre will be required for any apartment complex. The density for any area designated for apartment use shall be limited by the figures listed in this statistical analysis section of this ordinance.

(c) *Building setbacks:* Five (5) feet, except there shall be at least ten (10) feet between structures on adjacent lots.

However, structures which abut a private plaza, park, mall, greenbelt or other permanent open space may abut the common property line and have openings onto such appurtenances.

Street setbacks: See section V.E-315.4, General Development Standards.

(d) *Building site coverage:* The maximum area covered by buildings shall be sixty-five (65) per cent of the total gross site area. For the purpose of this ordinance, covered area shall mean all developed areas including streets, driveways, parking areas, garages and dwellings exclusive of open areas, patios or recreational facilities.

V.E-315.7. Commercial, Areas 6 and 7.

(a) *Uses permitted:*

- (1) Retail and service businesses of the type usually found in a neighborhood shopping center.
- (2) Administrative and professional offices.
- (3) Institutional, financial and governmental facilities.
- (4) Cultural, commercial recreational and recreational facilities.
- (5) Medical and dental offices.
- (6) Accessory structures and uses necessary and customarily incidental to permitted uses.

(b) *Uses permitted subject to a use permit:*

- (1) Automobile service stations.
- (2) Automatic car wash.
- (3) Permanent outdoor sales and/or storage.

(c) *Building height:* Maximum height for all buildings shall be fifty (50) feet and limited to two (2) stories. Building height shall also be limited by provisions of applicable building codes.

(d) *Building setbacks:* A minimum twenty (20) foot building setback shall be maintained from all interior property lines with the following exceptions:

- (1) If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels.
- (2) No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the taller of the two (2) structures.

(e) *Signs:*

- (1) Sign area; general standard: One (1) single or double-faced identification sign shall be permitted on the building per street frontage for each individual business, the size of which shall be determined by paragraphs two (2) through four (4) which follow. Additionally, a small sign oriented solely to pedestrian traffic

may be located above the pedestrian walkway in front of each individual store.

Further, one (1) ground sign single or double-faced not to exceed one hundred (100) square feet, having a maximum height of four (4) feet shall be allowed to identify a commercial center.

- (2) Wall sign: In no event shall an identification sign placed on a wall comprise more than 10 per cent of the area of the elevation upon which the sign is located. However, the maximum area for any sign shall be two hundred (200) square feet. Said signs shall be fixture signs or consist of individual letters affixed directly to the wall.
- (3) Ground signs: Such signs shall be restricted to a maximum size of one hundred (100) square feet, having a height not to exceed four (4) feet.
- (4) Signs subject to approval of the planning director:
 - a. Painted signs (super-graphics) may be permitted when the planning director finds them complementary to a special type of architecture or character of a commercial center. The area of such signs may exceed the area limitation established by this ordinance for other conventional signs.
 - b. Pole signs shall be permitted for service stations and restaurants, the design of which are subject to review and approval of the director of planning. Similar signs may be permitted for other uses providing that said signs are necessary in order to adequately identify a particular business premise. Such signs shall not be allowed in those cases where the identification or location of the business premise can be adequately achieved by the use of a wall sign.
- (f) *Sign standards and lighting:*
 - (1) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
 - (2) All lighting shall be shielded so as to confine direct rays to the premises. Signs may be illuminated only during operating hours of respective businesses, with the exception that all signs within a shopping center may be lighted during such time as any given business in the center is open.
 - (3) Business signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
 - (4) A wall sign with the individual letters applied directly to the wall shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
 - (5) All wall signs shall be mounted parallel to the wall to which they are attached.
 - (g) *Landscaping:* All landscaping referred to in this section shall be maintained in a neat and orderly fashion. (This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and regular watering of all plantings.)
 - (1) Landscaped areas: All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.
 - (2) Watering: An automatic irrigation system shall be provided for all landscaped areas.
 - (3) Streetside setback area: The entire area between the curb and the front setback line shall be landscaped to a depth of ten (10) feet. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery and may include such items as sidewalks, access driveways, allowed signs, flag poles, fountains, and other such similar appurtenances.
 - (4) Side yard and rear yard:
 - a. General statement: All unpaved areas not utilized for parking and storage, shall be landscaped utilizing ground

cover, shrub and tree materials and/or dry landscaped materials.

- b. Undeveloped area: Undeveloped areas proposed for future expansion shall be maintained in a weed-free condition or landscaped in accordance with site plan design review findings.
- (5) Screening: Areas used for parking shall be landscaped and/or fenced in such a manner as to screen said areas from view of motorists traveling adjacent access streets and freeways and from a similar level from adjacent properties or at a minimum have the view of said areas interrupted. Plant materials used for screening purposes shall consist of lineal or grouped masses of shrubs and/or trees.
- (6) Boundary areas: Boundary landscaping is required on all interior property lines. Said areas will be placed along the entire length of these property lines and be of sufficient width to accommodate the number of trees required. Trees, equal to one (1) tree per thirty (30) lineal feet of each interior property line, will be planted in the boundary area in addition to required ground cover and shrub material. The minimum width of required interior property line landscaping will be three (3) feet.
- (7) Parking areas: Trees, equal in number or one (1) per each five (5) parking stalls shall be provided within the parking area.
 - (h) *Loading areas:* Loading areas shall be screened from view. Streetside loading shall be allowed subject to the review and approval of the director of planning.
 - (i) *Storage areas:* All outdoor storage shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height but need not be opaque above that point.
 - (j) *Trash and refuse collection areas:* All outdoor refuse collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.

(k) *Sidewalk and pedestrian access:* If other than normal city requirements for sidewalks and pedestrian access is desired, the planning commission shall review and approve any such proposed deviations from normal plans at time of site plan review.

V.E-315.8. Community facilities, all areas.

(a) *Uses permitted:* The following uses shall be allowed in all land use districts:

- (1) Parks, playgrounds, recreation facilities or open green areas and riding, hiking and bicycle trails.
- (2) Accessory buildings, structures and uses related and incidental to a permitted use.
- (3) Signs identifying or giving directions to permitted uses and facilities or identifying sites of future uses and facilities. No sign shall exceed thirty-five (35) square feet in area.

(b) *Uses permitted subject to a use permit:* Schools, churches, community and recreational facilities (unless contained within a tentative tract map), fire stations, establishments for the care of preschool children and other similar public and quasi-public uses.

(c) *Building height:* Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.

(d) *Building setbacks:* Twenty-five (25) feet from all residential property lines and ten (10) feet from any streetside property line. With the exception of private recreation facilities, no building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the pad elevation of the residential site shall apply. Any structure which abuts upon a plaza, park, mall, greenbelt or other permanent open space may abut the common property line.

V.E-315.9. Lutheran College Site, Area 8.

The following shall be permitted within Area 8:

An educational institution and its accessory structures and uses shall require the issuance of a use permit approved by the planning commission.

V.E-315.10. Site plan design review.

The purpose of a site plan is to provide the city with sufficient information in order to relate a smaller project to the total development. The following criteria shall be applied to all portions of the community requiring Site Design Plan Review by the planning commission.

(a) *Requirements for commercial and multi-family development:* The applicant shall submit twenty (20) prints of the site plan which shall be drawn to scale and shall indicate clearly the following information:

- (1) Lot or site dimensions.
- (2) All buildings and structures to include location, size, height and proposed use.
- (3) Yards and space between buildings.
- (4) Walls and fences to include location, height and materials.
- (5) Off-street parking to include location, number of spaces and dimensions of parking area and internal circulation pattern.
- (6) Access for pedestrian, bicycle and vehicular service to include points of ingress and egress. Access for the handicapped shall be provided in accordance with the Civil Code Section 54-546 of the California Government Code.
- (7) The location, size, height of all signs.
- (8) Loading areas to include dimensions, number of spaces, internal circulation.
- (9) The location, general nature and hooding devices for lighting fixtures.
- (10) The location and general nature of landscaping elements.
- (11) Street dedications and improvements.
- (12) Such other data as may be required by the planning director.

(b) *Requirements for single-family development:* The single-family residential areas of the undeveloped portion of the Turtle Rock

Planned Community constitute 866 acres, not including public park areas and school sites. For this reason, it is impractical to require a site plan design containing the level of detail required of commercial or multi-family sites. Therefore, the site plan design review as it relates to single-family residential shall be as follows:

The applicant shall submit twenty (20) prints of a general conceptual site plan for the total village to be utilized as a guideline to relate proposed developments to the total village. The plan shall consist of a generalized illustrative plan of the residential enclaves comprising the total village to include indications of areas of different housing types, provisions for public open space and a preliminary vehicular circulation plan.

In addition to the generalized illustrative plan, the applicant shall provide a similar number of prints of a detailed plan of the specific enclave in which approval of development is proposed. The enclave plan shall indicate clearly the following information:

- (1) Average lot size for each single-family residential area.
- (2) Typical building siting on individual lots.
- (3) Open space provisions, public and private.
- (4) Provisions for pedestrian, bicycle and vehicular services to include points of ingress and egress.
- (5) Location of perimeter walls.
- (6) And other data as may be required by the director of planning.

(c) *Planning commission findings:* Within thirty (30) days after submission of the site plan, the planning commission shall review the site plan. At the time of site plan the planning commission may continue consideration, approve, conditionally approve, or disapprove the site plan. Site plan review shall insure that:

- (1) All provisions of the Turtle Rock Planned Community District Regulations are complied with.
- (2) All provisions of the site plan design review regulations are complied with.

(d) *Appeal:* The applicant may appeal the action of the planning commission in writing

to the city council. Such appeal shall be filed in duplicate with the planning department within ten (10) days after the decision. The planning director shall forward the duplicate copy of the appeal to the city clerk. The city council shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the clerk of the duplicate copy, or within such time as the council shall continue the matter. The city council shall review the site plan and shall recommend approval, approval with conditions, or disapproval, based on findings listed in paragraph (c)(1), (2) above.

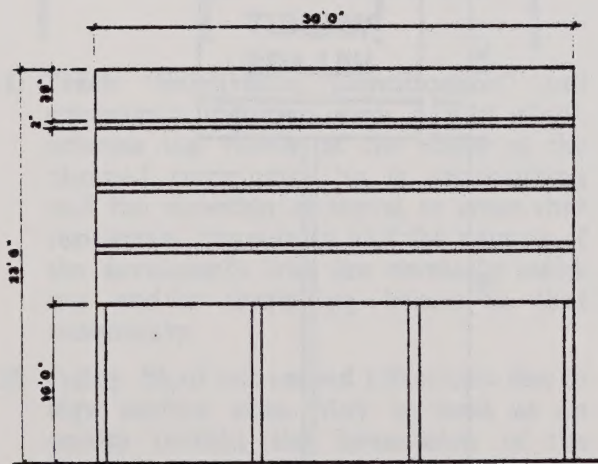
(e) *Issuance of permits:* Before a building permit may be issued for any building or structure in a development requiring site plan review, the building or structure must be in conformity with the approved site plan.

(f) *Revisions to site plan:* Revisions other than those determined by the planning director to be minor in nature shall be made pursuant to the same procedure as set forth in this section for the review and approval of the initial site plan.

V.E-315.11. Signs.

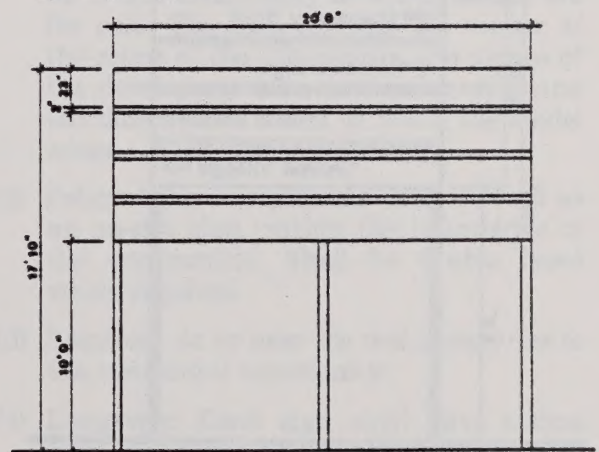
The signs presented in this section shall be allowed in any area within the Turtle Rock Planned Community in addition to signs listed in the previous section of this ordinance. Sign types B, C and D shall require the approval of a use permit by the zoning administrator.

(a) Sign type A:



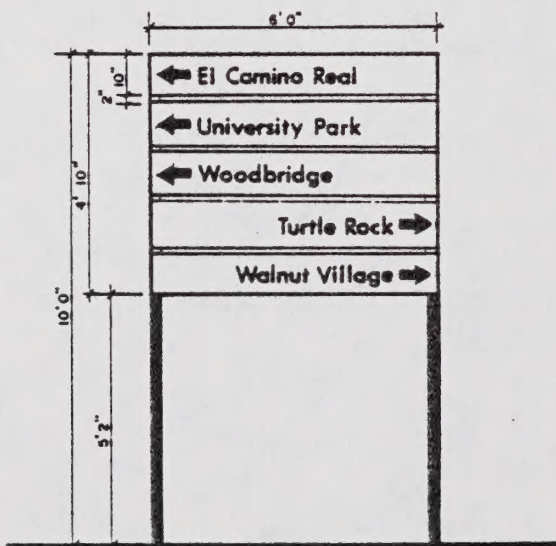
- (1) Freeway "Planned Community" travel directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: Shall consist of one, two, three or four panels maximum, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow. May be double faced if required. Signs shall be located prior to freeway off ramps. A community shall be identified only on the signs located prior to the primary access road to the community from the freeway. Signs shall contain four panels for aesthetic balance even though some panels may be blank.
- (3) Location: Only one sign structure shall appear before the entrance to an existing freeway off ramp. This sign shall be located no less than 660 feet and no more than 1,320 feet from the point at which the apron starts to widen for the off ramp.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Sign surface area: 97.5 square feet per sign panel. Total sign area approximately 390 square feet.

(b) Sign type B:

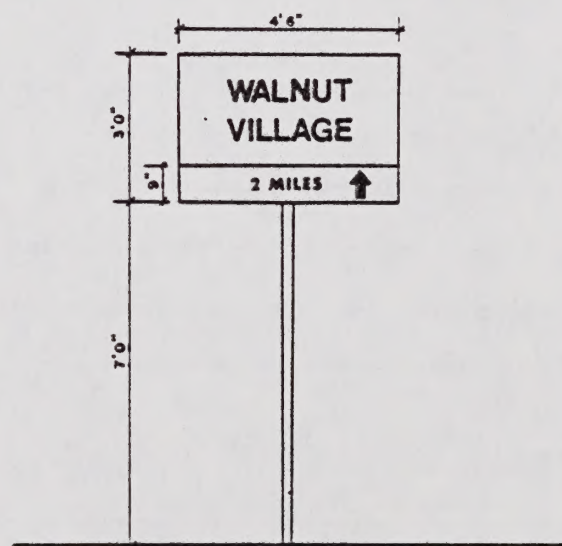


- (1) Highway "Planned Community" travel directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
 - (2) Policy: The sign shall be limited to a maximum of four panels, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required. Signs shall be placed only on major and primary roads, and shall contain four panels for aesthetic balance even though some panels may be blank.
 - (3) Location: Only one such sign structure shall exist within 1,320 feet of a major intersection in each direction. The sign may be on either the right or left hand side of the road.
 - (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
 - (5) Sign surface area: 36.6 square feet per panel. Total sign area approximately 146.4 square feet.
- (1) Intersection directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
 - (2) Policy: Shall consist of one, two, three, four or five panels maximum depending upon the number of communities requiring identity at a particular intersection. Each panel shall display the name of a planned community or significant regional land use and a directional arrow, only. Each of the panels may be double faced if required.
 - (3) Location: Ideally suited for intersections which require the motorist to make a complete stop, and where directional assistance is required for many communities. Such signs shall be within five miles of the communities they identify and shall be located along direct routes to a planned community.
 - (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
 - (5) Sign surface area: 4½ square feet per panel. Maximum total area 22.5 square feet.

(c) Sign type C:

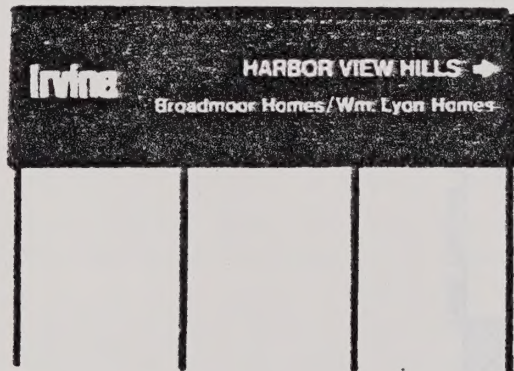


(d) Sign type D:



- (1) Reassurance sign: A sign designed to reassure motorists of their direction of travel and distance to Irvine planned communities and points of major interest.
- (2) Policy: Such signs shall be not more than five feet in vertical height or horizontal length exclusive of ground clearance and shall not exceed a total area of 15 square feet. May be double faced if required.
- (3) Location: Such signs shall be located only along direct routes to the planned community or significant regional land use. They shall be within five miles of the community or land use they identify, and they shall be at least one-half mile from any other reassurance sign identifying the same planned community or regional land use.
- (4) Longevity: Each sign shall have a time limit of five years, subject to renewal by the appropriate public agency if still serving a public need.
- (5) Sign surface area: 13.5 square feet.

(e) *Sign type E:*

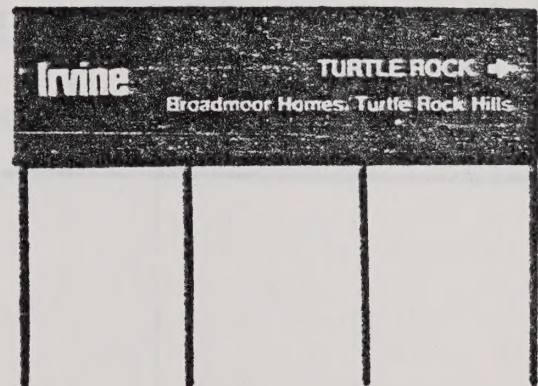


- (1) Track "Subdivision Identification" and community direction sign: A sign which informs the viewer of the name of the planned community he is approaching and the direction of travel to enter that residential community and the name/s of the developer/s who are currently building and/or marketing homes in that community.
- (2) Policy: Shall not exceed 120 square feet in sign surface area. May be used as an on-site (within the boundaries of the planned community) or an off-site sign. Shall display only the name/s and/or symbols of the developer/s who are

currently building and/or marketing homes in that community or the name or names of the tract development within that community (maximum of 2) and the name of the planned community and a directional arrow, and the name "Irvine." May be double faced if required.

- (3) Location: To be located before critical intersections which introduce the major entry/ies to a planned residential community.
- (4) Longevity: Each sign shall have a time limit of five years from the date of issuance of the sign permit. Subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Sign surface area: 120 square feet.

(f) *Sign type F:*

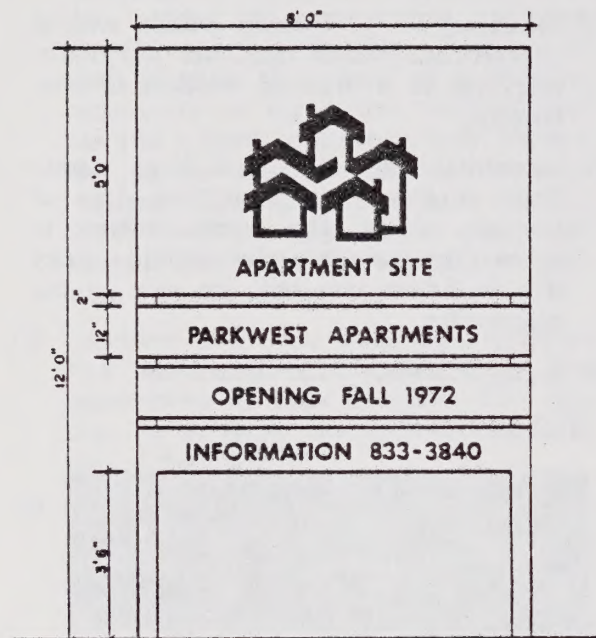


- (1) Community entry sign: A sign which identifies the entry to a development in an Irvine community in which homes are for sale. The sign informs the viewer of the name of the community, the names of the developments in that community and the direction of travel to reach the model areas.
- (2) Policy: Wherever possible shall be used as an on-site sign (within the boundaries of the community). Shall be double faced where required.
- (3) Location: At or near the main entry/ies to the residential community.
- (4) Longevity: Each sign shall have a time limit of 5 years from the date specified in the text for the planned community.

Subject to renewal by the appropriate public agency if new homes are still for sale in the community.

(5) Sign surface area: 160 square feet.

(g) Sign type G:



- (1) Future facility sign: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.
- (2) Policy: The sign shall identify facilities which are planned as part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of the Irvine communities. May be double faced if required.
- (3) Location: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.
- (4) Longevity: From the time the site has been zoned for the facility until construction and/or leasing is completed.
- (5) Sign surface area: 96 square feet maximum (including 4 "rider" panels). (Ord. No. 93, 12-18-73; Ord. No. 96, § 11.5, 2-26-74)

Sec. V.E-316. Sand Canyon.

The supplemental regulations for the Sand Canyon Business and Industrial Center "PC" District are as follows:

V.E-316.1. Statistical analysis and land use plan.

The Sand Canyon Business and Industrial Center Planned Community is delineated as one area.

<i>Use</i>	<i>Gross acres</i>
Business and industrial	20
Total	20

V.E-316.2. General intent and purpose.

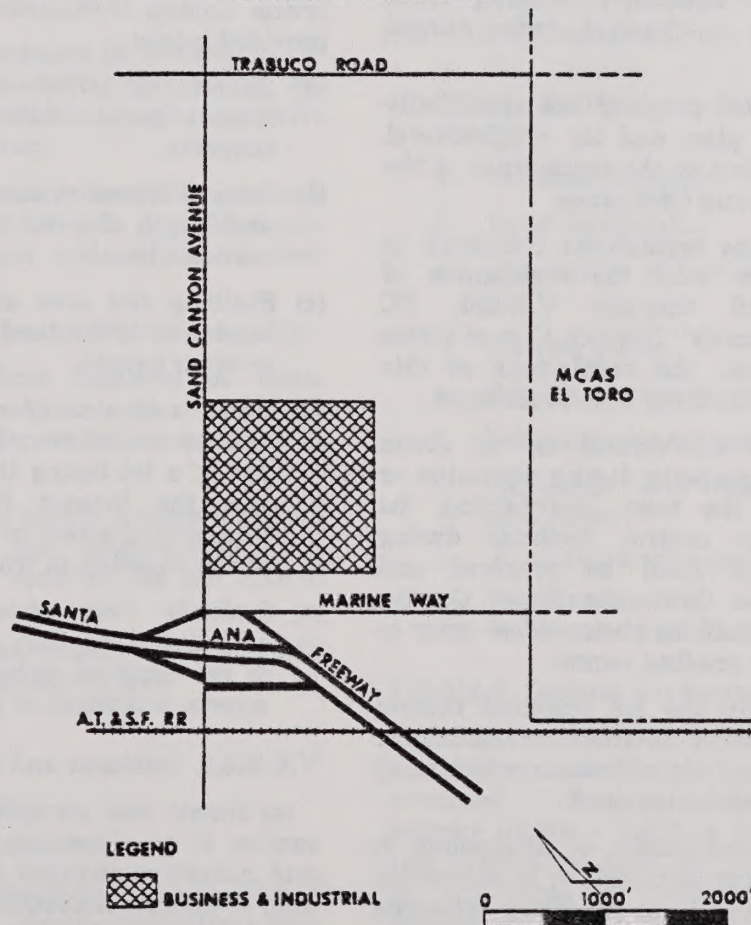
The intent of the planned community regulations contained herein is:

- (1) To provide for the interim use of existing public school facilities upon their abandonment for educational purposes pending redevelopment of the area; and
- (2) To guide the future planning, design and development of a business and industrial center.

The business and industrial center is to be perceivable from its overall design and quality of development through site planning, neighborhood design, streetscapes, architectural design, materials, and workmanship of all buildings and structures is encouraged in the regulations contained in this ordinance.

SAND CANYON BUSINESS AND INDUSTRIAL CENTER

LAND USE PLAN



V.E-316.3. Notes.

(a) Within the planned community area, the continued and interim use of the land and the existing facilities thereon for any purpose contained herein shall be permitted pending redevelopment of the properties. The design standards contained herein shall not be applicable to the existing buildings and structures which may remain as nonconforming unless alterations or modifications substantially change their physical features or architectural characteristics at which time they shall be made to conform to these regulations.

(b) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(c) Regardless of the provisions of this supplemental text, no constructions shall be allowed within the boundaries of this planned community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(d) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance.

(e) Whenever the regulations contained in the text conflict with the regulations of sections V.E-219 through V.E-230, PC "Planned Community" District, City of Irvine Zoning Ordinance, the regulations of this planned community shall take precedence.

(f) A plan for silt control for all storm runoff from the property during alteration or construction of the tract, maintaining the integrity of silt control facilities during normal operation shall be prepared and submitted to the California Water Quality Control Board Staff for their review prior to the issuance of a grading permit.

(g) Approval by the air pollution control district of any plans, devices, or facilities for the control of any air pollutants which may be generated, shall be required.

(h) After commencement of alterations or construction of any structure, or improvement thereon, the owner shall diligently prosecute the work thereon, to an end that the structure

shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

(i) All building heights shall comply with F.A.A. criteria.

(j) The provisions contained in this planned community (PC) ordinance shall apply as specified to all business, office professional and industrial uses that are permitted.

(k) Whenever possible, noise attenuation solutions will be combined with berming and setbacks, etc. The plans shall be in conformance with city adopted noise standards and policies in effect at the time of issuance of permits. However, in no event shall interior noise levels within office areas and places of assembly, such as food establishments, exceed 55 dBA.

V.E-316.4. Definitions.

For the purpose of this ordinance, all definitions shall be as provided in the City of Irvine Zoning Ordinance unless specifically provided below:

(a) *Advertising surface* shall mean the total area of the face of the structure, excluding supports.

(b) *Area of elevation* shall mean total height and length of a building as projected to a vertical plane.

(c) *Building site area* shall mean the total land area of the land described in the use or other permit.

(d) *Front and side of corner lots* shall be defined as follows: The narrowest frontage of a lot facing the street is the front; and the longest frontage facing the intersecting street is the side; irrespective of the direction in which structures face.

(e) *Setbacks from street corners* shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

V.E-316.5. Business and industrial group.

(a) *Intent and purpose:* The intent of this section is to allow the location of business and industries engaged primarily in research and/or testing, industries engaged in compatible light manufacturing, business and pro-

professional offices, when accessory to permitted use, general manufacturing activities, service industry activities, activities related to contractor and construction industries and in certain areas, subject to the approval of a conditional use permit, heavy manufacturing activities engaged in the indoor or outdoor manufacture or storage of either equipment or materials.

Minor ancillary activities associated with the above activities may be located outside of a building provided screening requirements, as set forth in this document, are observed. Testing facilities may be located outside of a building provided it can be demonstrated that it is in the interest of safety or health of employees and that screening requirements are observed.

(b) *Uses permitted:*

- (1) Government facilities (Municipal and school district).
- (2) Political, civic, eleemosynary and charitable organizations.
- (3) Uses primarily engaged in research activities including research laboratories, developmental laboratories, and compatible light manufacturing.
- (4) Manufacture research assembly, testing and repair of components, devices, equipment and systems and parts and components.
- (5) General manufacturing and/or assembly.
- (6) Headquarter offices (regional or home offices) of industries and which are limited to a single use and accessory to a permitted use.
- (7) Service industries which provide a service as opposed to the manufacture of a specific product, such as, but not limited to the following:
 - a. The repair and maintenance of appliances or component parts.
 - b. Tooling.
 - c. Printers.
 - d. Testing shops.
 - e. Small machine shops.
 - f. Repair, maintenance and servicing of above listed items (excluding auto-mobile repair) provided that said industries are not the point of customer delivery or collection.
- (8) Industries engaged in distribution, storage or warehousing.
- (9) Construction industries.
- (10) Blueprinting, photostating, photo engraving, printing, publishing, and bookbinding, provided that no on-site commercial service is associated with said uses.
- (11) Administrative, professional and business offices associated with and accessory to a permitted use.
- (12) Cafeteria, cafe, restaurant, or auditorium accessory with and incidental to a permitted use.
- (13) Accessory uses and structures when related and incidental to a permitted use.
- (14) Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.
- (15) The following uses are permitted subject to the issuance of a conditional use permit approved by the planning commission:
 - a. Concrete products.
 - b. Farm equipment.
 - c. Automobile assembly and disassembly.
 - d. Lumber yards.
 - e. Outside storage of materials.
 - f. Vehicular storage areas.
 - g. Historical and religious uses and structures.
 - h. Auto and truck sales and service.
 - i. Warehouse and sales outlets for furniture, carpets, etc.

V.E-316.6. General development standards.

Unless otherwise specifically prohibited herein, any industrial or business use will be permitted if it is performed or carried out entirely within a building that is so designed and constructed that the enclosed operations do not cause or produce a nuisance to adjacent sites such as, but not limited to, the

encroachment of lighting, vibration, radio frequency interference, sound, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, water pollution, dust, emission of toxic or nontoxic odors, or toxic or nontoxic matter.

An exception shall be made during periods when breakdown in equipment occurs in such a manner as to make it evident that the effect was not reasonably preventable. The director of planning shall be notified immediately after such impediment occurs. Such exception shall not exceed thirty (30) days except upon review and approval of the director of planning.

(a) *Site requirements*: Minimum site size for all industrial parcels shall be 30,000 square feet.

(b) *Setbacks*: City of Irvine Zoning Ordinance, section V.E-230(b):

(1) For industrial uses only, where a building exceeds sixteen (16) feet in height said building shall be set back an additional five (5) feet for every foot in height in excess of sixteen (16) feet. In all cases, a building need not be set back more than sixty (60) feet.

(c) *Maximum building height*: City of Irvine Zoning Ordinance, section V.E-230(c).

(d) *Landscaping*: City of Irvine Zoning Ordinance, section V.E-230(d).

(e) *Fences and walls*: City of Irvine Zoning Ordinance, section V.E-230(e).

(f) *Signs*: One (1) sign per street frontage shall be permitted. The signs may be of the following type:

(1) Ground signs:

- a. Ground signs shall not exceed four (4) feet above grade in height nor more than 200 square feet in area.

(2) Wall signs:

- a. An identification sign placed on a wall shall not comprise more than 10 per cent of the area of the elevation upon which the sign is located.
- b. In multiple tenancy industrial buildings, each individual industry may have a wall sign over the entrance to

identify the tenant. Said sign will give only the name of the company and will be limited to six (6) inch high letters. Said signs will be oriented toward the parking or pedestrian area for that building and shall not exceed a maximum area of five (5) square feet.

- c. No wall sign will exceed an area equal to one and one-half (1½) square feet of sign for each one (1) foot of lineal footage of the building or store. However, no sign shall exceed two hundred (200) square feet in area per face.

(3) *Miscellaneous signs*: The following miscellaneous signs are permitted:

a. *Temporary identification signs*: Maximum height of four (4) feet.

1. *Sale or lease signs*: A sign advertising the sale, lease, or hire of the site will be allowed not to exceed forty (40) square feet in area.

2. *Construction sign*: A sign denoting the architects, engineers, contractor, and other related subjects will be allowed at the commencement of construction. Said sign will be removed at the time the building is fit for occupancy and shall not exceed forty (40) square feet in area.

3. *Future tenant sign*: A sign listing only the name of the future tenant will be allowed until occupancy of the building by said tenant. The sign shall not exceed forty (40) square feet in area.

- b. *Special purposes and directions signs*: The permanent signs included in section V.E-316.7 of this ordinance, will be allowed subject to the provisions contained therein.

(4) *Standards*:

- a. Signs will be restricted to advertising only the person, firm, company, or corporation operating the use conducted on the site or the products sold therein.

- b. A wall sign with the individual letter applied directly will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such a line.
- c. All signs attached to the building will be surface mounted.
- d. Only one single or double face permanent sign will be allowed per street frontage per site.
- e. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance will be devised or constructed so as to rotate, gyrate, spin, blink, flash, or move in any fashion.

(g) *Parking facilities:* City of Irvine Zoning Ordinance, section V.E-230(g).

(h) *Storage and refuse collection areas:* City of Irvine Zoning Ordinance, section V.E-230(h).

(i) *Loading areas:* City of Irvine Zoning Ordinance, section V.E-230(i).

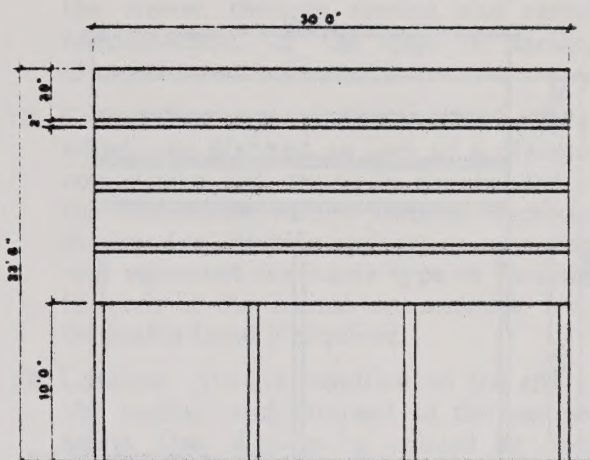
(j) *Telephone and electrical service:* City of Irvine Zoning Ordinance, section V.E-230(j).

(k) *Maintenance:* City of Irvine Zoning Ordinance, section V.E-230(k).

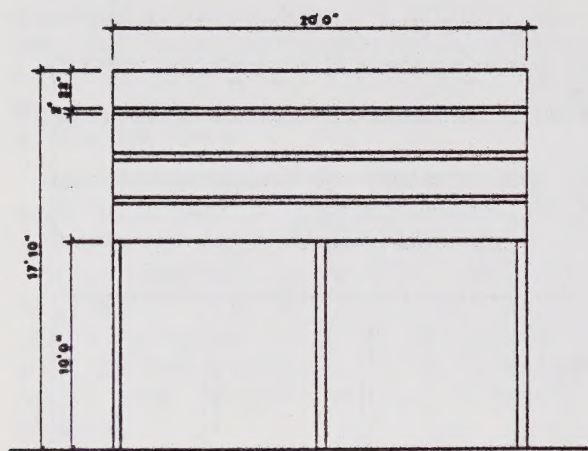
V.E-316.7. Signs.

The signs presented in this section shall be allowed in this planned community in addition to signs listed in other sections of this ordinance; except that sign types A, B and D shall be subject to the issuance of a conditional use permit approved by the planning commission.

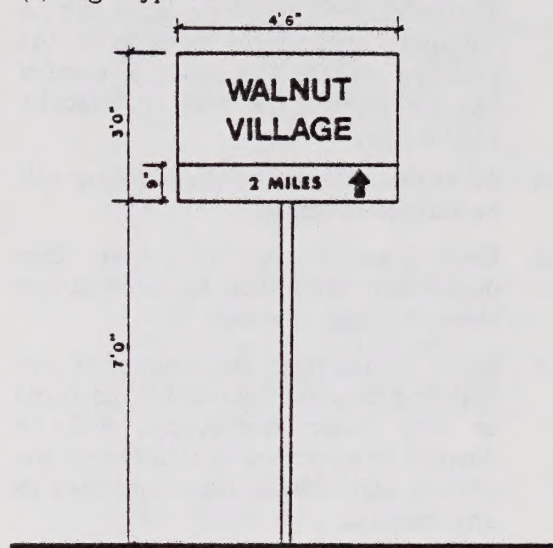
(a) *Sign type A:*



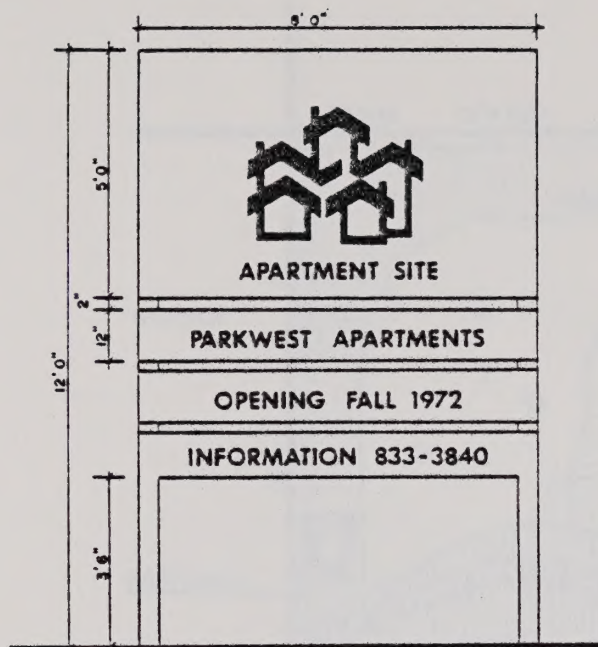
- (1) Freeway "Planned Community" travel directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: Shall consist of one, two, three or four panels maximum, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow. May be double faced if required. Signs shall be located prior to freeway off ramps. A community shall be identified only on the signs located prior to the primary access road to the community from the freeway. Signs shall contain four panels for aesthetic balance even though some panels may be blank.
- (3) Location: Only one sign structure shall appear before the entrance to an existing freeway off ramp. This sign shall be located no less than 660 feet and no more than 1,320 feet from the point at which the apron starts to widen for the off ramp.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Sign surface area: 97.5 square feet per sign panel. Total sign area approximately 390 square feet.

(b) *Sign type B:*

- (1) Highway "Planned Community" travel directional sign: A sign consisting of panels which inform the viewer of the route or direction of travel in order to arrive at Irvine planned communities.
- (2) Policy: The sign shall be limited to a maximum of four panels, depending upon the number of communities requiring identity at that location. Each panel shall display the name of a planned community or significant regional land use and a directional arrow only. Each of the panels may be double faced if required. Signs shall be placed only on major and primary roads, and shall contain four panels for aesthetic balance even though some panels may be blank.
- (3) Location: Only one such sign structure shall exist within 1,320 feet of a major intersection in each direction. The sign may be on either the right or left hand side of the road.
- (4) Longevity: Each sign panel shall have a time limit of 5 years from the date specified in the text for a planned community request, subject to renewal by the appropriate public agency if new homes are still for sale in the community.
- (5) Sign surface area: 36.6 square feet per panel. Total sign area approximately 146.4 square feet.

(c) *Sign type D:*

- (1) Reassurance sign: A sign designed to reassure motorists of their direction of travel and distance to Irvine planned communities and points of major interest.
- (2) Policy: Such signs shall be not more than five feet in vertical height or horizontal length exclusive of ground clearance and shall not exceed a total area of 15 square feet. May be double faced if required.
- (3) Location: Such signs shall be located only along direct routes to the planned community or significant regional land use. They shall be within five miles of the community or land use they identify, and they shall be at least one-half mile from any other reassurance sign identifying the same planned community or regional land use.
- (4) Longevity: Each sign shall have a time limit of five years, subject to renewal by the appropriate public agency if still serving a public need.
- (5) Sign surface area: 13.5 square feet.

(d) *Sign type G:*

- (1) Future facility sign: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.
- (2) Policy: The sign shall identify facilities which are planned as part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of the Irvine communities. May be double faced if required.
- (3) Location: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.
- (4) Longevity: From the time the site has been zoned for the facility until construction and/or leasing is completed.
- (5) Sign surface area: 96 square feet maximum (including 4 "rider" panels). (Ord. No. 96, § 11.23, 2-26-74; Ord. No. 114, 8-13-74)

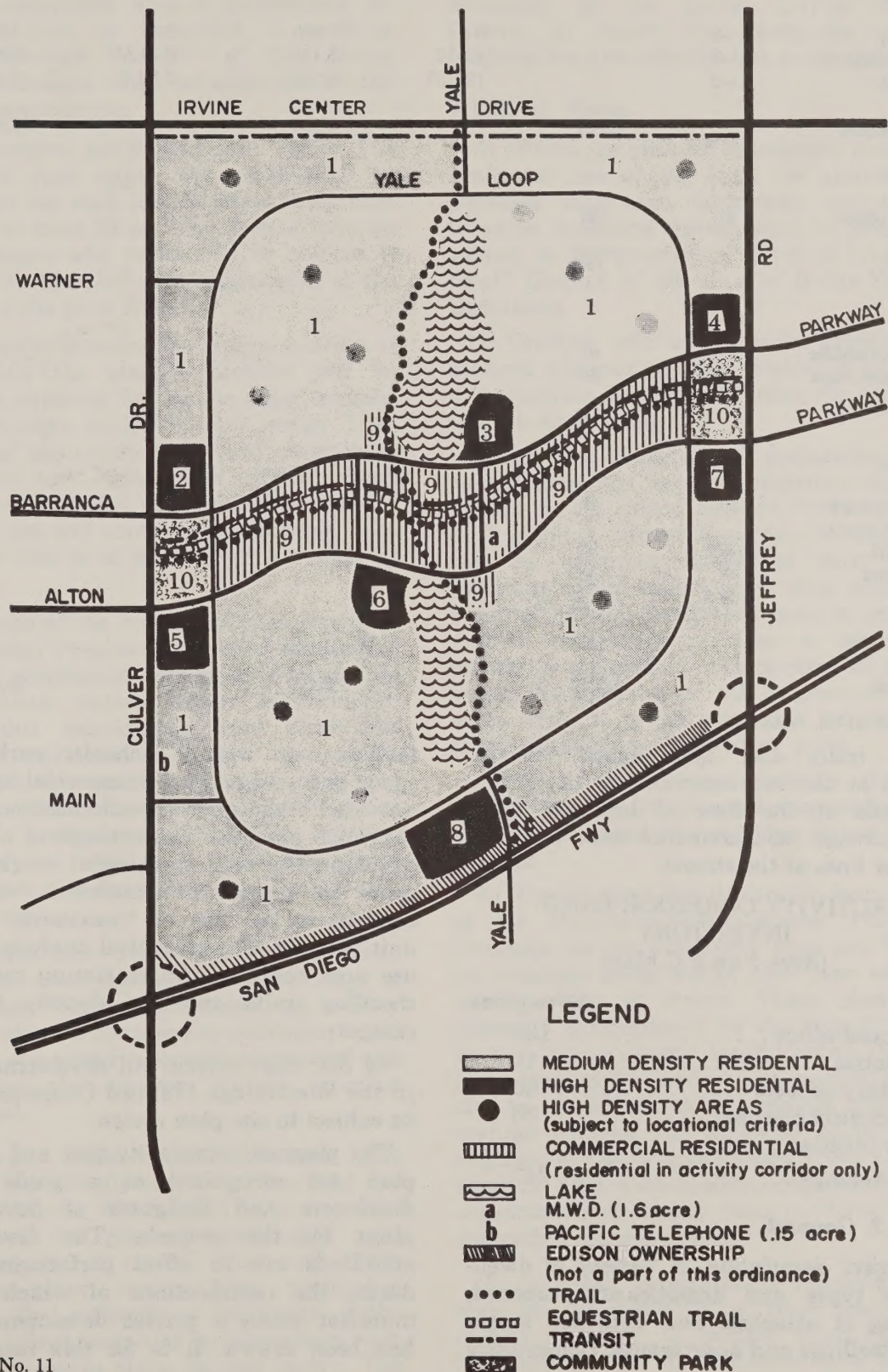
Sec. V.E-317. Woodbridge.

The Village of Woodbridge Planned Community District for the City of Irvine will be a flat land lake village and will be perceived as a village in addition to bringing about a north/south unity within the City of Irvine. Woodbridge will provide leisure time recreation in both passive and active forms with water as the major thematic physical element for this village.

The planned community district has been developed to provide a method whereby property may be classified and used for a variety of residential housing types and densities supporting commercial and community facilities compatible therewith.

The specifications for this district are intended to provide flexibility for both the land use and development standards in planned building groups.

WOODBIDGE PLANNED COMMUNITY 2nd AMENDMENT



V.E-317.1. Statistical analysis.

Type	Area	Acres	Density	Dwelling Units	Est. Persons Per Dwelling Unit	Population
Residential						
Low density	1—9		0-4	805	3.75	3,019
Medium density	1—9		4.1-12	5,145	3.20-3.75	16,464-19,294
High density	1—9		12.1-37	*3,250	2.1-1.9	6,175- 6,825
Total residential		1,243		9,200		25,658-29,138
Commercial						
Retail and office	9	136				
Subtotal		136				
Schools						
Elementary/middle	1	85				
Middle/senior high	9	60				
Subtotal		145				
Other uses						
Community park	10	58				
Lake, open space and trails	1 & 9	93				
Flood control	9	38				
Utilities	1 & 9	2				
Subtotal		191				
Grand total		1,715		*9,200		25,658-29,138

*(See § V.E-317.3, Note 38)

Parks, trails and open space will be allocated at the rate specified by the City's Park Code at the time of tentative tract filing. Acreage measurements were made to the center lines of the streets.

ACTIVITY CORRIDOR LAND INVENTORY (Area 9 on P.C.Map)

Area	Acres gross
Retail and office	136
Residential	11
Secondary schools	60
Flood control channel	38
Public utilities	2
Total Acreage	247

V.E-317.2. General.

(a) *Project description:* A variety of dwelling unit types and densities are proposed, consisting of attached and detached single family dwellings and apartments. Community

facilities, to include schools, parks, open space and village level commercial have been provided based upon an estimated population of 27,625 persons. The concept of clustering development into meaningful neighborhood units is proposed. Consistent with this concept is the use of "maximum dwelling unit" zoning. The statistical analysis for land use area specifies the maximum number of dwelling units and the density for each category.

(b) *Site plan review:* All development within the Woodbridge Planned Community shall be subject to site plan review.

The planned community text and land use plan are recognized as a guide to the developers and designers of development plans for the property. The development standards are in effect performance standards, the ramifications of which become manifest when a precise development plan has been drawn. It is for this reason that

prior to or coincidental with the submission of a tentative tract map for any portion of the planned community area a preliminary development plan as described in sections V.E-801 through V.E-807 of the Irvine Zoning Ordinance must be approved by the planning commission.

(c) *Recreation, parks and open space:* The acreage of open space and parks shall be based upon the park code in effect at the time of tentative tract filing. The precise location of open space and parks will be subject to approval by the planning commission at the time of the site plan review.

(d) *Activity corridor:* The precise location of uses within the activity corridor will be subject to approval by the planning commission at the time of the site plan review. Uses anticipated are residential, retail commercial and service uses, high school, middle school, specialty commercial uses, and auto-oriented uses. The activity corridor is considered to be unique in that it is to combine a variety of land uses.

The theme of the corridor is one of activity and diversity. Proposed are mixed residential, office and commercial uses blended to provide a harmonious, active, urban environment. Ideally, this relationship may allow the artisan or craftsman to reside close to his shop or provide housing for those who just desire an active urban environment, a place to reside, professional offices for lawyers, architects, etc., are also proposed as an integral part of this corridor (commercial/residential area).

(e) *Commercial:* There are two (2) basic commercial areas proposed for the Village of Woodbridge. The first comprises the activity corridor, which is proposed to provide a broad spectrum of activity oriented commercial and office uses; the second, is lake oriented commercial.

(f) *Schools:* Public school locations have not been specifically noted on the land use plan. Variations within each part or neighborhood of the planned community may dictate schools of various sizes and grade groupings which depart from traditional patterns. The developer is cognizant of the fact that school sizes and locations may vary as detailed precise plans become known. The

developer will make school sites available of the size, number and locations deemed necessary by the Irvine Unified School District to insure that adequate school facilities are available for this community.

V.E-317.3. Notes.

(1) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures, and appurtenances accessory thereto shall be permitted subject to the provisions of the A "Agricultural" District of the City of Irvine Zoning Ordinance.

(2) Grading will be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit.

During site development, preparation, and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units.

(3) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(4) The property lies within the boundaries of the Orange County Master Plans of Drainage for the University Park and Valencia drainage areas which have been adopted by the City of Irvine. These plans are presently administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master plan facilities or the dedication of right-of-way.

(5) All areas designated for residential use may be developed at a lower residential density pursuant to section V.E-317.5 than that indicated for the numbered area without

requiring a change in the planned community district zoning.

(6) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Village of Woodbridge Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(7) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance.

(8) Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Irvine governing said uses and activities.

(9) Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

(10) Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record where the yards and open spaces are combined into more desirable arrangements of common areas which are not part of the individual lot of record. Cluster development shall also include statutory condominiums. Designation of cluster developments and condominiums shall be shown on the tentative tract map.

(11) Low density residential development shall be defined as areas in which the gross density does not exceed four (4) dwelling units per acre.

(12) Medium density residential development shall be defined as areas in which the gross density is above four (4) but does not exceed twelve (12) dwelling units per acre.

(13) High density residential development shall be defined as areas in which the gross

density is above twelve (12) but does not exceed thirty-seven (37) dwelling units per acre.

(14) At least ten (10) per cent of the housing units for sale or rent shall be in a price range affordable by families of moderate income. For purposes of this condition, moderate income shall be defined as 80—120% of the most recent Orange County median household income as determined by the U.S. Department of Housing and Urban Development (HUD). For the purposes of this requirement, the median household income which shall apply shall be the determination by HUD in effect at the time the tentative tract map is approved.

The cost of affordable housing shall be determined for sales units by multiplying yearly gross income by 2.5 and rental units by multiplying monthly gross income by .25.

A wide variety of housing prices within the affordable range for moderate income families as defined above shall be provided.

The design of the moderate income units shall be architecturally compatible with the surrounding homes and they shall be dispersed throughout the village rather than concentrated in one location.

(15) The developer shall be responsible to provide the city and school district with an accurate accounting of the residential units constructed, under construction or approved in Areas 1 through 9 with each tentative tract map submitted for that area, in order that the total maximum number of units and density allowed by ordinance for the subject area is not exceeded.

(16) With respect to all residential developments in this planned community, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one (1) mile of this planned community.

All sites zoned or planned for apartment or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses. Adequate notice of all air activities impacting this planned community and the Marine

Corps Air Station (Helicopter) must be provided. In addition, notice must be provided indicating the projected size and location of all arterials within and contiguous to residential development.

(17) A master plan of bicycle trails for the planned community shall be reviewed and approved by the director of community development prior to approval of any tentative tract within this planned community. The master plan shall show the regional level or "backbone" system. Internal or local trail systems shall be approved in conjunction with each subsequent tentative tract map.

(18) Whenever the regulations contained herein conflict with the regulations of sections V.E-219 through V.E-230, Planned Community District Regulations, of the City of Irvine Zoning Ordinance, the regulations contained herein shall take precedence.

(19) At such time as the site plan design review is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials, if noise attenuation is indicated based on city requirements. Whenever possible, noise attenuation solutions will be combined with open space and trail systems. The plans are subject to the approval of the director of community development and shall be in conformance with any city adopted noise standards and policies in effect at the time of review.

(20) There shall be no residential units built within the CNR Zone 2 designated on page 40 of the EIR unless the planning commission has approved a study prepared by a qualified sound expert which shall conclude that the property is no longer in the CNR Zone 2. Said study shall also include an agreement with the Marine Corps as to an acceptable level of flight operations (see pages 64 and 64A of the EIR).

(21) The exterior performance level of attenuation will be 65 dBA as specified in the general plan.

(22) Recreational vehicle storage implementation plan shall be provided at the time of preliminary site plan review.

(23) The location, installation and configuration of parks shall meet with the approval of

the director of community services. It is the intention of this ordinance that because of the large amount of linear and lake open space provided that (i) the developer should be entitled to receive credits for such amenities of up to 1.5 acres per 1,000 population toward the dedication requirements contained in the Local Park Code in effect at the time of tentative tract map approval and (ii) that parks of less than six (6) acres but more than one (1) acre may be permitted.

(24) Dedication and improvements of all rights-of-way shall meet with the approval of the director of public works.

(25) The use of reclaimed water is encouraged in such areas as, but not limited to, greenbelts, parks, lakes and for fire protection. Final determination of feasibility, standards, location and timing for reclaimed water utilization within any tract map area shall be made by the Irvine Planning Commission.

(26) All residential units shall have full exterior wall and ceiling insulation.

(27) Measures for nonmechanical ventilation of structures shall be detailed at the time of site plan review and provided at the time of construction.

(28) Definition for "building height": Building height shall be defined as the vertical distance, excluding foundations or under structures, between the finished ground surface adjacent to the structure at any point and the highest point of the structure directly above, provided that a roof shall be measured to the average height of the roof but that no part of the roof shall extend more than five (5) feet above the permitted height limitation zone. However, in commercial areas architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated heights, subject to the approval of the director of community development.

(29) A permanent open space area, thirty (30) feet wide, shall be provided in accordance with sections V.E-219 through V.E-224 of the Irvine Zoning Ordinance.

(30) Elimination of the flood plain in this planned community area may be achieved by

development of a permanently improved unlined channelized swale treatment for the San Diego Creek. Those conditions shall pertain to such development:

- (a) The improvements will be sufficient to allow the San Diego Creek to adequately dispense an "intermediate regional flood," as defined in the Army Corps of Engineers Study and Report dated June, 1972.
- (b) Permanent improvement of the creek drainage channel shall be completed before issuance of certificates of use and occupancy.
- (c) The existing Eucalyptus windows shall be preserved as fully as possible as part of the improved San Diego Creek.
- (d) Primary responsibility for flood control protection rests with the Orange County Flood Control District. In this PC (as previously stated in Note (4)), developers of the land will be required to participate in the Orange County Master Plans of Drainage for this area in a manner meeting the approval of the chief engineer of the Orange County Flood Control District and the director of public works of the City of Irvine.
- (e) The city's participation shall in no way be construed as a commitment for financial or maintenance participation in the actual physical construction of the drainage swale, and that any further plans on the part of the city of a decision to participate in financing or maintaining the eventual public facilities of the development shall not be construed as a commitment to do so at any time in the near future. The maintenance of the greenbelt swale shall be in conformance with the policy which will be established by the city for maintenance of such public area at the time the tentative tract maps are filed.

(31) In addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the director of public works or the planning commission. The developer shall utilize monitoring points as required by the director of public works which provide the city with an accurate accounting of vehicular

traffic generated by all existing development in Areas 1—9 with any tentative tract map, parcel map, division of land, or conditional use permit submitted for that area along with an estimate of additional traffic generated by the new development proposal.

(32) Site plan review in accordance with sections V.E-801 through V.E-807 of the Irvine Zoning Ordinance shall be required for all developments within this planned community.

(33) Prior to the approval of any tract map, detailed geologic investigation reports shall be submitted to the planning commission to determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible affects of any geologic hazards.

(34) An irrevocable offer of dedication of transit corridors—60 feet in width along the southerly side of Moulton Parkway and 80 feet in width within the activity corridor—shall be made for any initial five-year period of time with a two-year renewal option.

(35) The trails shown in the land use plan shall be built, dedicated and maintained in conformance with the policy of the city in effect at the time of consideration of tentative tract maps.

(36) The Irvine Company and/or the master community association shall maintain lakes to water quality standards imposed by the City of Irvine, the Regional Water Quality Control Board, and the Orange County Health Department.

(37) At the time of tentative map approval, conditions regarding siltation control, and high water table mitigation shall be applied.

(38) The maximum number of residential dwelling units permitted within the high density (12.1 to 37 du/ac) category may be increased from 2,950 to 3,250 units. However, these additional 300 units shall be permitted only if developed for occupancy by low income households, as defined by city council Resolution No. 1014. Of these 300 units, 100 units must be specifically developed as a senior citizen housing project. The corresponding unit totals for the village shall be permitted to increase from 8,900 to 9,200 dwelling units.

(39) In those cases where a specific site is being used to provide low and/or moderate cost units, as defined by city council Resolution No. 1014, the developer may exceed the density and number of dwelling units permitted on that site as set forth in sections V.E-317.1 and V.E-317.6, even though the total number of units within the density classification will be exceeded as a result of the provision of such low and/or moderate cost units, provided the total number of units permitted within the Woodbridge Planned Community is not exceeded.

(40) No park modification shall be permitted in the southeast quadrant to reduce the park requirements for the low income units from 4.5 to 2.0 acres per 1,000 population.

(41) All residential dwelling units which may be constructed within the Village of

Woodbridge will be examined during tentative tract or tentative parcel map submittal to ensure that the CC&R's governing the proposed residential development require the development's memberships in the master village community association. The governing CC&R's required by the approval body shall be reviewed and approved by the city attorney and director of community development.

V.E-317.4. General development standards.

(a) *Building setbacks from streets:* The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line

Residential

<i>Street designation</i>	<i>Minimum setback</i>
Major (MPAH)*	32**
Primary (MPAH)	32
Secondary (MPAH)	32
Collector	15
Private/local	10

*MPAH (Master Plan of Arterial Highways).

**Where a village buffer exists, the appropriate building setbacks in sections V.E-317.5—V.E-317.8 shall apply.

(b) *Garage and carport placement:* Garages and carports may be set back a minimum of five (5) feet of the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required.

During site design review an attempt will be made to situate garages in such a manner as to preclude cars in driveways from blocking sidewalks.

Where garages and carports are entered directly from an alley, the setback may be zero (0).

(c) *Fences, hedges and walls:* Fences shall be limited to a maximum height of six (6) feet. Location of fences proposed within residential front setback areas shall be governed by section V.E-300(f)(5)d.

(d) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side or rear yard, as permitted by the Uniform Building Code.

(e) *Off-street parking:* Parking for all uses shall be as required by City of Irvine Zoning Ordinance, sections V.E-401 through V.E-407, Off-Street Parking Regulations. In those areas where commercial, residential, institutional or civic uses are intermixed, a shared parking concept shall be utilized and supersede sections V.E-401 through V.E-407 subject to the approval of the planning commission.

It is the intent of the shared parking concept to establish standards for parking

based on differing demands and time use characteristics. The end product shall be a more efficient use of the surface area, less parking areas, and cost savings which can be transferred to other amenities.

(f) *Private street standards:* Private streets shall be in accordance with the following standards:

- (1) Private streets serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.
- (2) Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-eight (28) feet.
- (3) Private streets where on-street parking will be limited to one (1) side only shall have a minimum paved width of thirty-two (32) feet.
- (4) Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.
- (5) The paved street width (or where required by the city, paved street width and sidewalks) shall constitute the total right-of-way for purposes of establishing setback lines for structures.
- (6) Streets 150 feet or less in length, if serving four (4) or more dwelling units shall have a minimum width of 24 feet.

Street width deviating from the above may be approved in keeping with approved guidelines and/or ordinances by the director of public works.

V.E-317.5. Low and medium density residential, Area 1.

(a) *Uses permitted:*

- (1) Single-family dwellings, attached, detached and cluster.
- (2) Medium density residential.
- (3) Schools, parks, playgrounds, recreation or open space and green areas, lakes, and riding, hiking and bicycle trails subject to the requirements of section V.E-317.9 of this ordinance.

- (4) Accessory buildings, structures and uses where related and incidental to a permitted use.

(b) *Uses permitted subject to a conditional use permit approved by the planning commission:*

- (1) Churches, community and recreational facilities, establishments for the care of preschool children, fire stations and other public or quasi-public uses.
- (2) A maximum of 150 high density dwellings not to exceed 30 dwelling units per acre in individual increments of no more than fifteen (15) dwelling units on one-fourth (1/4) to one (1) acre parcels. Such dwellings shall be subject to development standards of section V.E-317.6, High Density Residential and the following locational criteria:
 - a. Abutting activity corridor, greenbelts, recreation amenities, plaza, permanent open space; or
 - b. Abutting lake; and
 - c. Not closer than 300 feet from a similar complex.
- (3) Marketing and sales complex or information center for village.

(c) *Building height:* Maximum height for all buildings shall be thirty-five (35) feet except where ten (10) or more units per acre are permitted the maximum height may be fifty (50) feet. Building height shall also be limited by provisions of applicable codes.

(d) *Conventional development:* Where an approved tentative tract map designates the proposed use as a conventional development of single family dwellings (attached or detached), the following shall apply:

- (1) Building site area: A minimum building site area of 4,000 square feet per unit shall be allowed.
- (2) Building setbacks: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.
- (3) Building site coverage: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.

(e) *Cluster development:* Where an approved tentative tract map designates the proposed use as a cluster development of single family dwellings (attached or detached), the following shall apply:

- (1) Building site area: A minimum building site area of 1,000 square feet per unit shall be allowed. However, the average building site area (to include all areas shown on the subdivision map exclusive of public parks, and flood control channels) shall be determined by the maximum number of dwelling units allowed in the statistical analysis for these areas.
- (2) Building setbacks: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.
- (3) Building site coverage: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.

V.E-317.6. High density residential, Areas 1-9.

(a) *Uses permitted:*

- (1) All uses listed in section V.E-317.5, Medium Density Residential, subject to the development standards listed therein.
- (2) High density residential.
- (3) Accessory buildings, structures and uses where related and incidental to a permitted use.

(b) *Building height:* Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.

(c) *Building site area:* A minimum building site of one-fourth (1/4) acre will be required for any apartment complex. The density for any area designated for apartment use shall be limited by the figures listed in this statistical analysis section of this ordinance.

(d) *Building setbacks:* Ten (10) feet, except there shall be at least fifteen (15) feet between structures.

However, structures which abut a plaza, park, lake, mall, greenbelt or other permanent

open space may abut the common property line and have no openings onto such appurtenances.

(e) *Building site coverage*: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.

(f) *Note*: Subject to the provisions of Notes (38) and (39) [§ V.E-317.3], high density areas 2, 4, 5, 7 and 8 may be developed to a maximum density of twenty-three (23) dwelling units per acre; areas 3, 6 and 9 may be developed to a maximum density of thirty-seven (37) dwelling units per acre; and within area 1 residential, high density pockets may also be developed at a maximum density of thirty (30) dwelling units per acre, subject to the development standards identified in section V.E-317.5. Building sites shall be no smaller than one-quarter acre and no larger than three and five-tenths (3.5) acres. The distribution of these high density pockets shall be limited to a maximum of four (4) sites per quadrant. Three hundred fifty (350) medium high density units may be developed within the activity corridor subject to the further restrictions contained in section V.E-317.7. Units developed within the activity corridor may be developed as a part of a mixed residential, commercial, institutional or individual project.

V.E-317.7. Commercial/residential, Area 9.

(a) *Uses permitted*: It is the intent in this zone to permit a mixed relationship of commercial/office and residential uses.

- (1) Retail and service businesses.
- (2) Administrative and professional offices.
- (3) Institutional, financial facilities.
- (4) Civic, private and public community, cultural, and public recreational facilities.
- (5) Multi-family dwelling.
- (6) Cluster residential.
- (7) Parking lots.
- (8) Accessory structures and uses necessary and customarily incidental to permitted uses.

(b) *Use permitted subject to a conditional use permit approved by the planning commission*:

- (1) Commercial recreational facilities.

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- (2) Visitor and tourist accommodations.
- (3) Automobile services.
- (4) Permanent outdoor sales and/or storage.
- (5) Parking structures and facilities except as permitted in (a)(7), above.
- (6) Recreation vehicle storage areas.

(c) *Precise site plan review*: It is the intent of this ordinance to establish the general character of the area by a mixed zone notation. At such time as the development program allows, incremental site plans shall be submitted for review and approval, noting specific use locations, relationships, circulation, open space, setbacks and parking.

(d) *Standards*:

- (1) Building height: Maximum height for all buildings shall be seventy (70) feet. However, increases shall be allowed subject to conditional use permit approval.
- (2) Setbacks: Subject to site plan review approval.
- (3) Landscaping: Refer to applicable planned community development standards, section V.E-229 of the Irvine Zoning Ordinance.
- (4) Loading areas: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.
- (5) Storage areas: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.
- (6) Trash and refuse collection areas: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.
- (7) Sidewalk and pedestrian access: Refer to applicable planned community development standards of the Irvine Zoning Ordinance.
- (8) Off-street parking: Parking for all uses shall be as required by City of Irvine Zoning Ordinance, sections V.E-401 through V.E-407, Parking Regulations. However, realizing the unique nature and arrangement of land uses in the activity

corridor, provisions for flexibility are recognized and a shared parking concept may be utilized and supersede sections V.E-401 through V.E-407 subject to the approval of the director of community development. It is the intent of the shared parking concept to establish standards for parking based on the differing demand and time use characteristics. The end product shall be a more efficient use of the surface area, less parking areas, and cost savings which can be transferred to other amenities.

V.E-317.8. Community facilities, all areas.

(a) *Uses permitted:* The following uses shall be allowed in all land use districts.

- (1) Parks, playgrounds, lakes, recreation or open green areas, riding, hiking and bicycle trails and related facilities, and schools.
- (2) Accessory buildings, structures and uses related and incidental to a permitted use.

(b) *Uses permitted subject to a conditional use permit approved by the planning commission:*

- (1) Churches.
- (2) Fire stations.

(3) Preschool children care facilities.

(4) Public and quasi-public facilities.

(c) *Building height:* Maximum height for all buildings shall be seventy (70) feet.

(d) *Building setbacks:* Twenty-five (25) feet from all residential property lines and as specified in section V.E-317.4 from any streetside property line with the exception of private recreation facilities, no building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the pad elevation of the residential site shall apply. Any structure which abuts upon a lake, plaza, park, mall, or greenbelt or other permanent open space may abut the common property line.

V.E-317.9. Site plan review.

As specified in sections V.E-801 through V.E-807 of the Irvine Zoning Ordinance.

V.E-317.10. Community Park, Area 10.

All uses permitted within community parks in accordance with the City of Irvine General Plan, as amended. (Ord. No. 96, § 11.21, 2-26-74; Ord. No. 115, 8-13-74; Ord. No. 208, § 2, 3-14-78; Ord. No. 252, § 2, 9-25-79)

Sec. V.E-318. College Park Greens.

The supplemental regulations for the College Park Greens "PC" District are as follows:

V.E-318.1. General.

(a) *Description and objectives:* The construction of a 29.3, more or less, acre private community of residences is proposed to be arranged in clusters along a greenbelt spine containing private recreation facilities and landscaped open space to be known as Planning Area I and the inclusion of 2.3, more or less, acres parcel composed of an existing single family residence and existing agricultural use (citrus) to be known as Planning Area II.

It is the objective of this development to provide a private community of high caliber wherein vehicular traffic facilities and pedestrian ways are separated by regulating vehicles to the perimeter of the project, and utilization of a central greenbelt to link active and passive recreation as well as to provide adequate separation from the abutting freeway. Private drives and structures will be oriented insofar as possible to minimize the effects of the proposed commercial facility to the northwest and the proposed Irvine High School to the southeast.

(b) *Site plan review:* The planned community development standards for Planning

Area I are intended to guide the designer and engineer in preparing site plans for development as required. The planned community text and land use plan are recognized as a guide to the developers and designers of development plans for the property. The development standards are in effect performance standards, the ramifications of which may not be disclosed until a precise development plan has been drawn. It is for this reason that prior to the submission of a tentative tract map for any portion of the PC area there must be on file an approved site plan.

(c) *Phasing plan—Area I:* The project will be developed in a southwesterly direction from the freeway in four phases of approximately 50—100 dwelling sites in each increment. The central recreation area, which includes a swimming pool and recreation building, will be included and constructed in the first phase of development. Utilities for the total project will be constructed or provided for in conjunction with the first phase of development. All off-site improvements including, but not limited to matching paving, curb, gutter, sidewalks and parkway landscaping, must be installed or bonded for concurrently with construction of the first phase.

A POR. OF LOT 183, BLK 85, IRVINE SUB.

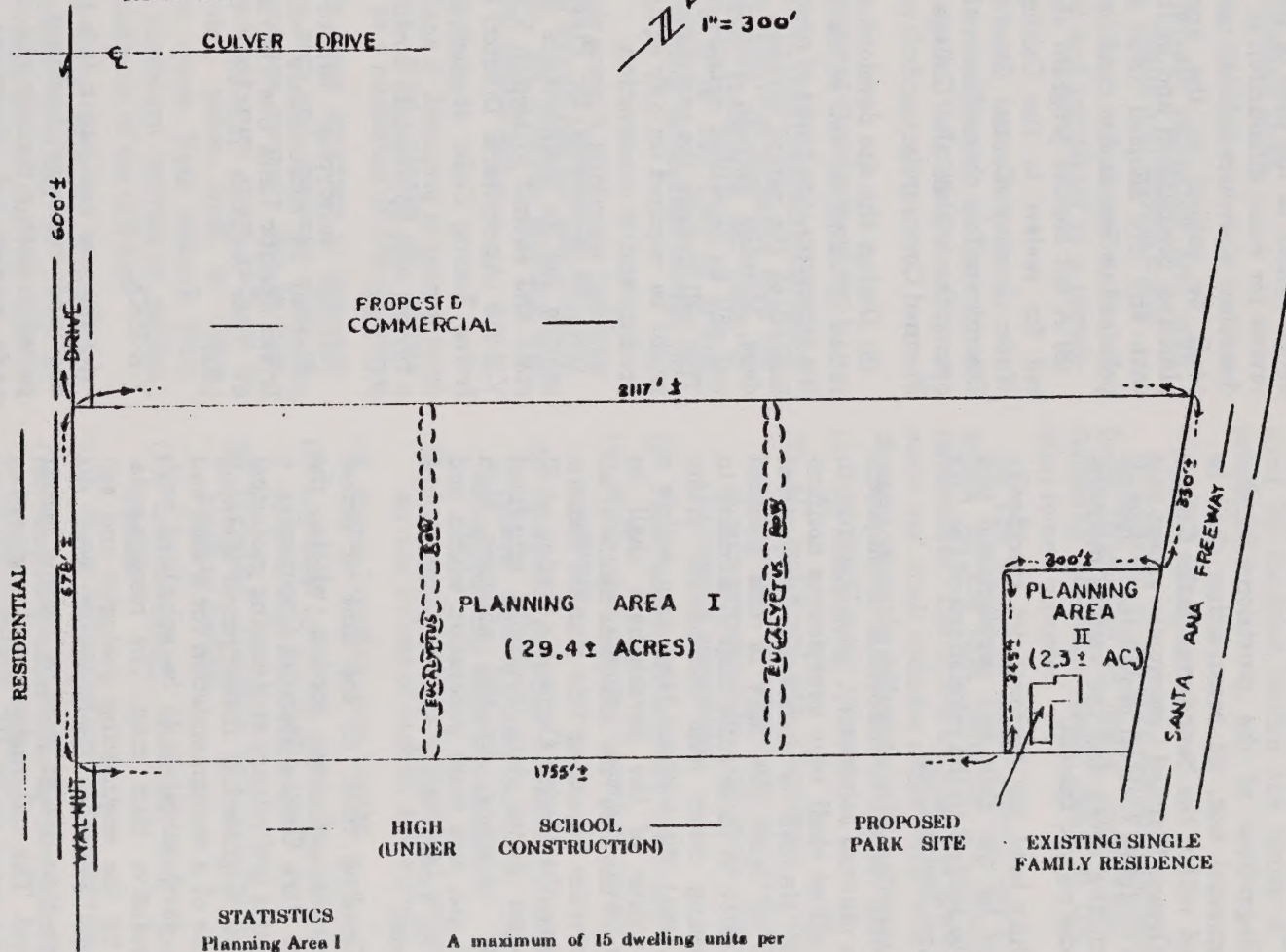
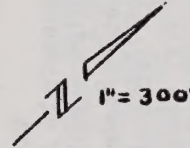
PREPARED FOR:

SHAPELL INDUSTRIES, INC.
8383 WILSHIRE BLVD. STE 700
BEVERLY HILLS, CAL.
213/655-7330

APRIL 30, 1974

PREPARED BY:

RAAB & BOYER ENGINEERING CO.
14482 BEACH BLVD. STE R
WESTMINSTER, CAL.
714/638-3522



STATISTICS
Planning Area I
Planning Area II

A maximum of 15 dwelling units per
acre
One dwelling unit (existing to remain)

V.E-318.2. Notes.

(1) Water service and sewage disposal facilities within the planning community area shall be furnished by the Irvine Ranch Water District.

(2) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the College Park Greens Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(3) Any land use proposal not specifically covered by the plan and supplemental text shall be subject to the regulations of the City of Irvine Zoning Code.

(4) With respect to residential development in this planned community, sales literature in sales offices shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community. A large scale map illustrating in contrasting colors (red: commercial; green: parks; etc.) the various land uses within a mile radius of the development shall be posted on the sale site. Adequate notice of all air activities impacting this planned community from the Marine Corps Air Station at El Toro and Santa Ana, typically scheduled activity occurring on the adjacent high school site, and noise generation within and affecting said property will be posted on the sales site.

(5) Grading code: At the time of actual development of any portion within the College Park Greens Planned Community, a report of a preliminary engineering geological and soil engineering investigation showing evidence of a recommendation for a safe and stable development is to be submitted with the tentative tract map. The recommendations by the engineering geologist and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. The soil engineer and engineering geologist must certify the stability of the site prior to issuance of building permit.

(6) Whenever the regulations contained in this text conflict with the regulations of sections V.E-227 through V.E-230 of the City of Irvine Zoning Code, PC "Planned Commu-

nity" District, the regulations of the College Park Greens Planned Community shall take precedence.

(7) The developer shall be required to submit plans at the time of site plan design review for noise attenuation of these units as described elsewhere in this text. Such plans shall be subject to the approval of the planning commission and be in conformance with any city adopted noise standards and policies in effect at that time.

(8) A silt control program shall be submitted for review to the California Regional Water Quality Control Board, Santa Ana District staff in connection with any grading operations within the College Park Greens Planned Community.

(9) During the site development and preparation (grading) as well as the construction of the structures, the hours of operation shall be limited to the period between 7:00 a.m. and dusk, Monday through Saturday. No activities will be permitted outside of these hours. This will include the maintenance work that might be required on any equipment used in grading and/or construction.

(10) The standards for Planning Area II provide for its maintenance in its existing state and submit to section V.E-212 through V.E-216 (Agricultural District) of the City of Irvine Zoning Code; at such time as future development is proposed, it shall be subject to a review and appropriate amendments to the P.C. text.

(11) All eucalyptus windrows shall be preserved in conformance with the North Irvine Specific Land Use Plan and Ordinance 67. (See sections II.M-1901 through II.M-1909)

V.E-318.3.

(a) *Purpose and intent:* It is the intent that one- and two-story dwellings shall be dispersed in such a manner and shall provide a wide variety of elevations and exterior materials so as to avoid monotony on the one hand and prevent a chaotic appearance on the other. The location and size of all exterior openings will be arranged so as to optimize privacy and physical and visual access to the common open spaces and at the same time

minimize the deleterious effects of the nonresidential uses adjacent to the project.

(b) *Uses permitted:*

- (1) Single-family dwellings (attached, detached or in combination) not to exceed a total of 211 dwelling units.
- (2) Multiple-family dwellings.
- (3) Public and private recreation and open areas, riding, hiking and bicycle trails.
- (4) Accessory buildings, structures and uses where related and incidental to a permitted use.

All uses listed are subject to the granting of a conditional use permit as set forth in section V.E-235 of the City of Irvine Zoning Ordinance.

V.E-318.4. Development standards—Area I.

All development in this planned community (Area I) shall be built in accordance with the cluster development standards set forth in section V.E-230(b)(2) of the City of Irvine Comprehensive Zoning Ordinance except as follows:

(a) *Building site area:* A minimum building site area of 2,000 square feet per unit shall be allowed. However, the average building site area shall be 2,600 square feet.

(b) *Building setbacks:*

- (1) Front setback from garage to private drives shall be a minimum of five (5) feet.
- (2) Rear setback from structure to property line shall be zero and openings shall be allowed where the property line is common to permanent open space such as a greenbelt court, paseo, mall or other private open space. Rear setback from structure to roadways (private or public) shall be a minimum of ten (10) feet.
- (3) Side setback from structure to structure (not necessarily dwelling to dwelling) shall be a minimum of ten (10) feet. A structure may have zero side setback and abut a property line as long as adjacent structures are set back a minimum of ten (10) feet from the common property line and providing all applicable building code requirements are met.

(c) *Building site coverage:* Building site coverage shall be limited by setback requirements except roof overhangs shall be allowed over side and rear property lines except where such lines are common to planned community boundary lines. Patio covers or trellis areas shall be confined within the limits of the property line.

V.E-318.5. Site plan review.

In addition to site plan review requirements found elsewhere in these regulations, the following procedure shall apply to the site plan review process:

(a) The applicant shall submit thirty (30) prints of the site plan to the planning department. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:

- (1) Lot dimensions.
- (2) All buildings and structures: Location, size, height, proposed use and description of primary materials and colors typical to the exterior elevations.
- (3) Yards and space between buildings.
- (4) Walls and fences: Location, height and materials.
- (5) Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
- (6) Access—Pedestrian, bicycle, vehicular, service: Points of ingress and egress.
- (7) Signs: Location, size, height.
- (8) Loading: Location, dimensions, number of spaces, internal circulation.
- (9) Lighting: Location and general nature, hooding devices.
- (10) Landscaping: Location and general nature.
- (11) Street dedication and improvements.
- (12) And such other data as may be required by the planning director.
- (13) Access for the handicapped shall be provided in accordance with the Civil Code Section 54-546 of the California Government Code.
- (14) Phasing of development.

(b) Submission of the site plan for review must also include an acoustical engineers statement regarding noise mitigation measures to attenuate sound from exterior noise to 45 L₁₀ dBA from 11:00 p.m. to 6:00 a.m. and to 50 L₁₀ dBA from 6:00 a.m. to 11:00 p.m. Some key points which are to be considered are:

- (1) The size and location of acoustical barriers such as berms and walls.
 - (2) The number, size, and types of windows and doors facing the Santa Ana Free-way.
 - (3) The utilization of buildings to shield other buildings, patio areas, and recreational areas.
 - (4) The acoustical attenuation characteristics of walls, roofs, vents, windows, and doors.
 - (5) The location of outdoor recreational areas within the site.
 - (6) The provision of indoor recreational areas which are adequate for serving the needs of the residents during the high noise periods.
 - (7) The use of floor plans which maximize the shielding of bedrooms.
- b. Vehicular ingress, egress and internal circulation.
 - c. Setbacks.
 - d. Height of buildings and variation of same.
 - e. Location of service.
 - f. Walls.
 - g. Landscaping.

- (3) Proposed lighting is so arranged as to reflect the light away from adjoining properties;
- (4) Proposed signs will not, by size, location, color or lighting interfere with traffic or limit visibility and will be compatible with the surrounding neighborhood.

(d) *Appeal*: Decisions of the planning commission regarding site plan review shall be made in conformance with section V.E-807 of the City of Irvine Comprehensive Zoning Code.

(e) The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the planning commission's secretary. One copy of said approved site plan and conditions shall be mailed to the applicant.

(f) Before a building permit may be issued for any building or structure in a development requiring site plan review, the building or structure must be in conformity with the approved site plan.

(g) Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section.

V.E-318.6. Signs.

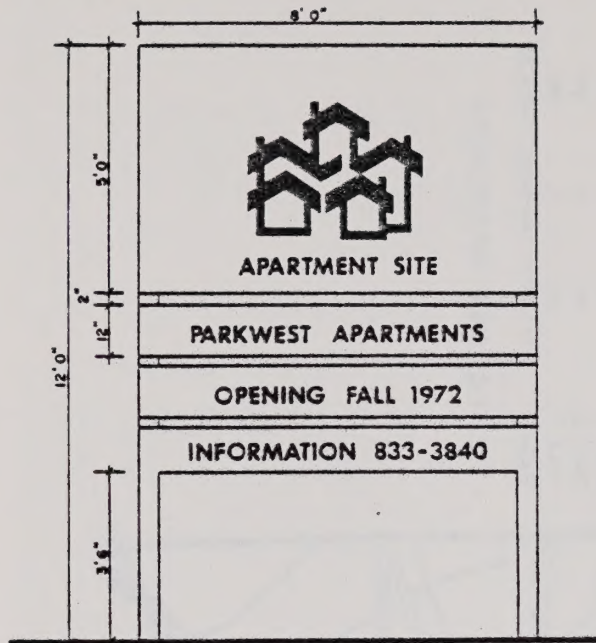
(a) Future facility signs shall be permitted in accordance with the following standards.

(b) All other signs shall be approved as part of the site plan review process. Signs not approved as part of the site plan review process shall require the issuance of a conditional use permit approved by the planning commission.

To assist in assessing the acoustical aspects of the design, a qualified acoustician must evaluate the shielding characteristics of the various outdoor barriers and the structures themselves.

(c) Within thirty (30) days after submission of the site plan, the planning commission shall approve, approve with conditions deemed necessary to protect the public health, safety and welfare, continue or disapprove the site plan. In approving the plan, the planning commission shall find that:

- (1) All provisions of this ordinance are complied with;
- (2) The following are so arranged that traffic congestion is minimal, pedestrian and vehicular safety and welfare are protected, and there will be minimal effect on surrounding property:
 - a. Building, structures and improvements.

(c) *Sign type G:*

- (1) Future facility sign: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.
- (2) Policy: The sign shall identify facilities which are planned as part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of the Irvine communities. May be double faced if required.
- (3) Location: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.
- (4) Longevity: From the time the site has been zoned for the facility until construction and/or leasing is completed.
- (5) Sign surface area: 96 square feet maximum (including 4 "rider" panels). (Ord. No. 96, § 11.22, 2-26-74; Ord. No. 118, 10-8-74)

Sec. V.E-319. Park Place.

Park Place Planned Community will be a residential area consistent with the currently adopted North Irvine Specific Land Use Plan and will be in conformance with the planned community district regulations of the Irvine Zoning Ordinance.

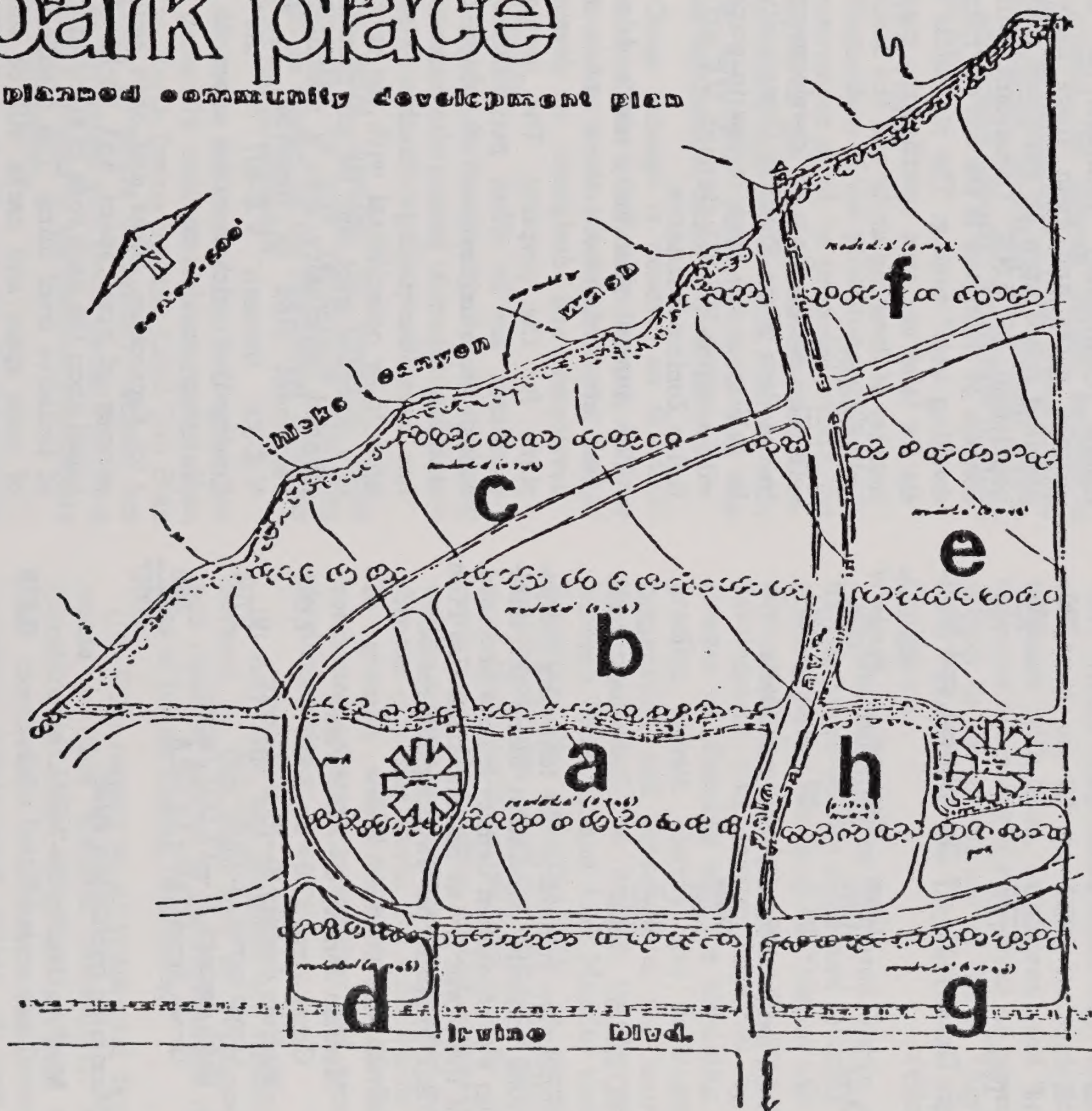
The planned community district has been developed to provide a method whereby property may be classified and developed with a variety of uses.

The specifications for this district are intended to provide flexibility for both land use and development standards in planned building groups.

park place

a planned community development plan

105



LAND USE SCHEDULE

Area	Area (Acres)	Area (Acres)	Area (Acres)
Area a	21	7	189
Area b	34	7	236
Area c	34	7	234
Area d	1	10	90
Area e	78	10	300
Area f	21	10	231
Area g	14	17	215
Area h	35	17	133
Subtotal Area	47		

Area's 2374 1715.4

Legend

- city water/sewerage lines, house
- back of living area's line
- property line
- village back of 10' to
- existing contours
- village edge 20' to
- window
- village perimeter 10' to 20' to

V.E-319.1. Statistical analysis.

Residential:

Medium Density 5—7 (Single family):

Area	Gross Acres	Maximum Density	Maximum Number of Units
A	27.0	7	189
B	34.0	7	238
C	36.0	7	251
Total	97.0		678

Medium Density 8—10 (Townhouse):

Area	Gross Acres	Maximum Density	Maximum Number of Units
D	9.0	10	90
E	38.0	10	380
F	24.0	10	239
Total	71.0		709

High Density 11—17 (Townhouse and Multi-family):

Area	Gross Acres	Maximum Density	Maximum Number of Units
G	37.3	17	634

School, neighborhood parks, greenbelts:

	Gross Acres		
	31.7		
TOTALS	237	dwelling units	2,021

Population summary: The following computations indicate population using the minimum and maximum density figures proposed, and the North Irvine Specific Land Use Plan (NISLUP) people per dwelling unit ratios:

Minimum population total:

Medium density 5—7 D.U./acre	
Gross acres $97.0 \times 5 \times 35$	1,698
Medium density 8—10 D.U./acre	
Gross acres $71.0 \times 8 \times 3.0$	1,704
High density 11—17 D.U./acre	
Gross acres $24.0 \times 11 \times 2.5$	660
	4,062*

Maximum population total:

Medium density 5—7 D.U./acre	
Gross acres $97.0 \times 7 \times 3.5$	2,376
Medium density 8—10 D.U./acre	
Gross acres $71.0 \times 10 \times 3.0$	2,130

High density 11—17 D.U./acre

Gross acres $24.0 \times 17 \times 2.5$	1,020
	5,526*

*An approximate population figure of 5,440 for the proposed planned community was derived from the NISLUP utilizing maximum densities.

(Ord. No. 186, § 1, 3-8-77; Ord. No. 193, § 2, 5-24-77)

V.E-319.2. General.

(a) *Project description:* A variety of dwelling unit types and densities is proposed, consisting of attached and detached single-family dwellings, townhouses, and apartments. Community facilities, to include schools, parks and open space have been provided based upon an estimated maximum population of 5,500. Consistent with the concept of clustering is the use of "maximum dwelling unit" zoning. The statistical analysis for land use area specifies the maximum number of dwelling units and the density for each category.

(b) *Site plan review:* All development within the Park Place Planned Community shall be subject to site plan review in accordance with sections V.E-801 through V.E-807 of the Irvine Zoning Ordinance.

The planned community text and land use plan are recognized as a guide to the developers and designers of development plans for the property. The development standards are in effect performance standards, the ramifications of which become manifest when a precise development plan has been drawn. It is for this reason that prior to or coincidental with the submission of a tentative tract map for any portion of the planned community area a preliminary development plan as described in sections V.E-801 through V.E-807 of the Irvine Zoning Ordinance must be approved by the planning commission.

(c) *Recreation, parks and open space:* The acreage of open space and parks shall be based upon the park code in effect at the time of tentative tract filing. The precise location of open space and parks will be subject to approval by the planning commission at the time of site plan review.

(d) *Schools*: One elementary school site has been designated on the land use plan. School size and precise location may vary from the plan as detailed precise plans become known. The site shown represents the approximate location of a school designated on the approved North Irvine Specific Land Use Plan. The developer will make this school site available of the size, and location deemed necessary by the Irvine Unified School District, to insure that adequate school facilities are available for this community.

Also, this accounting should indicate realistic student generation figures which may demonstrate the need for a second school site. Based upon this contingency, the developer will reserve approximately eight (8) acres of land should the second school become a necessity as determined by the Irvine Unified School District according to student generation and school capacity guidelines in effect at that time.

V.E-319.3. Notes.

(1) Regardless of the provisions of this text, no construction shall be proposed within the boundaries of the Park Place Planned Community except that which shall comply with all the applicable building codes and the various mechanical codes related thereto.

(2) Gross acreage is denoted as the total land area within a defined boundary. Acreage measurements are made to the center line of the streets.

(3) Density:

(a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.

(b) The total number of dwelling units permitted in any residential planning unit as shown on the Statistical Analysis shall not be exceeded.

(4) All areas designated for residential use shall generally conform to the general plan and the North Irvine Specific Land Use Plan (NISLUP) in terms of density ranges, but may be developed at a lower density without requiring a change in the planned community district regulations.

(5) The property lies within the boundaries of the Orange County Master Plan of

Drainage for the Irvine Ranch—Bryan drainage areas which have been adopted by the City of Irvine. These plans are presently administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master plan facilities or the dedication of right-of-way.

(6) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(7) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures, and appurtenances accessory thereto shall be permitted subject to the provisions of the A "Agricultural" District of the City of Irvine Zoning Ordinance.

(8) Grading shall be permitted within areas having approved site plans and securing of a grading permit. Grading for "borrow and fill" sites outside of the area of immediate development will require approval by the director of planning and the obtaining of a grading permit. During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units.

(9) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance.

(10) With respect to all residential developments in this planned community, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one mile of the planned community. All sites

zoned or planned for apartment development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses. Adequate notice of all air activities impacting this planned community and the Marine Corps Air Stations must be provided. In addition, notice must be provided indicating the projected size and location of all arterials within and contiguous to residential development.

(11) A master plan of bicycle, hiking and riding trails for the planned community shall be reviewed and approved by the director of planning prior to approval of any tentative tract within this planned community. The master plan shall show the regional level or "backbone" system. Internal or local trail systems shall be approved in conjunction with each subsequent tentative tract map.

(12) The developer shall be responsible to provide the city and school district with an accurate accounting of the residential units constructed, under construction or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units and density allowed by ordinance for the subject area is not exceeded.

(13) Whenever the regulations contained herein conflict with the regulations of sections V.E-219 through V.E-230, Planned Community District Regulations, of the City of Irvine Zoning Ordinance, the regulations contained herein shall take precedence.

(14) At such time as the site plan review is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials, if noise attenuation is indicated based on city requirements. Whenever possible, noise attenuation solutions will be combined with open space and trail systems. The plans are subject to the approval of the planning director and shall be in conformance with any city adopted noise standards and policies in effect at the time of review.

(15) Recreational vehicle storage implementation plan shall be provided at the time of site plan review. Provisions for individual on-lot or on-site facilities including expanded side setbacks, screening, etc., should be included.

(16) The acreage, location, installation and configuration of open space and parks shall be subject to review by the director of community services and approval by the planning commission.

(17) Dedication and improvement of all rights-of-way shall meet with the approval of the director of public works.

(18) Notwithstanding the sign appendix of this PC text, signs shall be permitted as per the city comprehensive sign ordinance. (See sections V.E-601 through V.E-688)

(19) A permanent landscaped open space area, serving as a village edge, shall be provided in accordance with sections V.E-227 through V.E-230 of the Irvine Zoning Ordinance.

(20) All development within this planned community shall be subject to site plan review as contained in sections V.E-801 through V.E-807 of the Zoning Code. The applicant shall provide thirty (30) copies of all materials, written and graphic, submitted for all development within the planned community at the time of site plan review.

(21) Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

(22) Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record where the yards and open spaces are combined into more desirable arrangements of common areas which are not part of the individual lot of record. Cluster development shall also include statutory condominiums. Designation of cluster developments and condominiums shall be shown on the tentative tract map.

(23) Townhouse developments are defined as combining or arranging attached dwelling units in buildings not to exceed twelve (12) dwelling units per building, and their accessory structures on contiguous or related residential lots of record where the yards, patios and open spaces are combined into

more desirable arrangements of common areas which are not part of the individual lot of record. Townhouse development shall also include statutory condominiums. Designation of townhouse developments and condominiums shall be shown on the tentative tract map.

(24) All access points shall be subject to approval by the director of public works, and in addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the director of public works or the planning commission.

(25) Grading code: At the time of actual development of any portion of this planned community, a report of the preliminary engineering geological and soil engineering investigation showing evidence of a safe and stable development is to be submitted with the individual site plans. The engineering geologist and the soils engineer must recommend the surficial and gross stability of all slopes and pads and these recommendations shall be incorporated into the grading plans.

(26) Prior to the filing of any site plan or tentative tract map within this planned community abutting Hicks Canyon Wash competent archeological studies shall be conducted to determine the presence of Indian village remains or artifacts. Before the grading operations of any portion of this planned community, the director of planning shall ascertain that the developer has notified a qualified archeologist and that he or his representative will be permitted on the site during grading operations, and that if artifacts are discovered during grading, that they be removed in a scientific manner.

(27) At least 10% of the housing units for sale or rent shall be in a price range affordable by families of moderate income. For purposes of this condition moderate income shall be defined as \$8,000 to \$15,000 gross income per year as of the date of adoption of this ordinance [October 22, 1974]. This income range may be subject to future interpretation by the city council based upon changes in economic indices. Insofar as possible, moderate income housing units shall be dispersed throughout the community and, subject to approval of the director of planning, such housing may be exempted

from covered parking regulations, provided, however, that sufficient storage area for such units is provided.

(28) Elimination of any possible flooding in this planned community shall be achieved by development of a permanently improved drainage course treatment for that portion of Hicks Canyon Wash in this planned community. Such treatment shall consist of a natural drainage course treatment and shall meet with the approval of the director of planning. These conditions shall pertain to such development:

- (a) The improvements will be sufficient to allow Hicks Canyon Wash adequately dispense an "intermediate (100 year) flood level."
- (b) Permanent improvement of the wash drainage channel shall be completed before issuance of certificates of use and occupancy.
- (c) The city's participation shall in no way be construed as a commitment for financial or maintenance participation in the actual physical construction of the drainage improvement and that any further plans on the part of the city of a decision to participate in financing or maintaining the eventual public facilities of the development shall not be construed as a commitment to do so at any time in the near future. The maintenance of the improvement shall be in conformance with the policy which will be established by the city for maintenance of such public area at the time the tentative tract maps are filed.

(29) The use of reclaimed water is encouraged in such areas as, but not limited to, greenbelts, parks, lakes and for fire protection. Final determination of feasibility, standards, location and timing for reclaimed water utilization within any tract map areas shall be made by the Irvine Planning Commission.

(30) Removal of any trees in the windrows shall be subject to the obtaining of a tree removal permit approved by the city council prior to the site plan review and filing of any tentative tract map.

(31) The planned community shall be known as Park Place; however, the developers retain the right to change said name at some future date.

(32) The exterior performance level of attenuation will be 65 dB(A) L10 at the property line.

(33) Measures for nonmechanical ventilation of structures shall be detailed at the time of site plan review and provided at the time of construction.

(34) All neighborhood level parks will be maintained by one or more mandatory community association composed of owners of single-family residential units.

V.E-319.4. Single-family (Areas A, B and C).

These planning units shall consist of single-family detached and/or attached dwellings with their related accessory uses, such as recreation facilities, parks, playgrounds, greenbelts, etc.

Site development standards shall comply with the applicable regulations contained in Section 10—Standards for Development of "PC" District, Section 11—Supplemental Planned Community Regulations, Section 21—Off-Street Parking Requirements, and Section 23—Permitted, Temporary and Other Uses, of the Irvine Zoning Ordinance unless otherwise excepted by the provisions of these regulations.

(a) *Permitted land uses:*

(1) Main uses permitted:

- a. Conventional development.
- b. Cluster development.

(2) Temporary permitted uses:

- a. Materials and tool storage, subassembly, construction yards, and offices including custodian security, and guard quarters during construction phase.

(b) *Site development standards, single-family conventional development:*

(1) Building setbacks:

- a. Front: 15 foot minimum.

b. Side:

1. Abutting a street: 10 foot minimum.
2. Not abutting a street: 5 foot minimum.

c. Rear: 20 foot minimum.

(2) Fences and walls, maximum height:

- a. Front setback area: 3½ foot maximum.
- b. Other setback areas: 6 foot maximum.
- c. Intersection areas: 3½ foot maximum.
- d. Within areas where main buildings may be placed the maximum height is twelve (12) feet.

(c) *Site development standards—Single-family "cluster development."*

(1) Access:

- a. Each residential lot need not necessarily abut a street; however, the ownership of any residential lot shall include a recorded right of access from a street for pedestrians and emergency vehicles for a minimum width of not less than 20 feet.

(2) Building setbacks:

- a. From any boundary lines of the Development Area A, B and C, 10 foot minimum.
- b. From any interior property line: None except as may be otherwise specified by the Uniform Building Code.

(3) Garage and carport placement:

- a. In all instances, garages and carports shall be set back a minimum distance of five (5) feet from the edge of the sidewalk or from the edge of the street or paving if there is no sidewalk.

V.E-319.5. Townhouse single-family (Areas D, E and F).

These planning units shall consist of single-family attached dwelling units with their related accessory uses, such as recreation facilities, parks, playgrounds, green-

belts, etc. The internal street shall be either publicly or privately owned. A pedestrian pathway will serve each building via commonly owned greenbelts.

Site development standards shall comply with the applicable regulations contained in sections V.E-227 through V.E-230, Standards for Development of "PC" District, section V.E-300, Supplemental Planned Community Regulations, section V.E-401 et seq., Off-Street Parking Requirements, and section V.E-901 et seq., Permitted, Temporary and Other Uses of the Irvine Zoning Ordinance unless otherwise excepted by the provisions of these regulations.

(a) *Land uses permitted:*

(1) Main uses permitted:

- a. Same as "conventional development" and "cluster development" (Areas A, B and C) except as follows:
- b. Single-family attached dwellings, not to exceed twelve (12) such dwellings per building.

(2) Temporary uses permitted:

- a. Same as single-family areas A, B and C.

(b) *Site development standards:*

(1) Building site area:

- a. There shall be no minimum building site area or lot area.

(2) Building coverage:

- a. The building coverage shall not exceed forty (40) per cent of the land area contained in any tentative tract, exclusive of rights-of-way dedicated to the City of Irvine or the State of California and driving lanes of private streets, alleyways, and maneuvering areas. Swimming pool coverage shall not be considered as building coverage.

(3) Access:

- a. Every individual dwelling unit shall have frontage on a street or alleyway either public or private. Said access shall provide each dwelling unit with adequate and permanent access from a public street for both pedestrians and emergency equipment.

(4) Building setbacks:

- a. From any public street: 10 foot minimum.
- b. From any alleyway, public or private: 5 foot minimum.

(5) Distance between building groups:

- a. Front to front: 30 foot minimum.
- b. Front to side:
 1. Side with windows: 25 foot minimum.
 2. Side without windows: 20 foot minimum.
- c. Side to side: 15 foot minimum.
- d. Rear to side: 30 foot minimum.
- e. Rear to rear: 30 foot minimum.

(6) Parking:

- a. Two (2) usable automobile parking spaces shall be provided for each dwelling unit.
- b. Driveways providing access to and from garage/carport areas shall have the following minimum sizes:
 1. Two (2) way traffic: Twenty-four (24) feet.
 2. One-way traffic: Fifteen (15) feet.
 3. Turning radius: Twenty-five (25) feet, measured from garage/carport opening to the far side of the driveway.

(7) Open space:

- a. All common open space shall be landscaped and may include recreational facilities incidental to the residential development. Further, the open space shall be arranged and provided in such a manner that it is accessible and usable for active and/or passive recreation.

V.E-319.6. Multi-family residential (Areas G and H).

These planning units shall consist of multi-family residential units, with their related accessory uses, such as recreation facilities, parking structures, greenbelts, etc.

Site development standards shall comply with the applicable regulations contained in sections V.E-227 through V.E-230, Standards for Development of "PC" District, section V.E-300, Supplemental Planned Community Regulations, section V.E-401 et seq., Off-Street Parking, and section V.E-901 et seq., Permitted, Temporary and Other Uses of the Irvine Zoning Ordinance unless otherwise excepted by the provisions of these regulations.

(a) *Land uses permitted:*

(1) Main uses permitted:

- a. Same as "conventional development" and "cluster development" (Areas A, B and C).
- b. Same as "townhouse development" (Areas D, E and F).

(2) Temporary uses permitted:

- a. Same as "single family" (Areas A, B and C).

(3) Additional permitted uses subject to a conditional use permit:

- a. Same as "single family" (Areas A, B and C).
- b. Apartment hotels.
- c. Storage garages.
- d. Mobile home parks.
- e. Boarding and lodging houses.

(b) *Building height limit:*

- (1) Three (3) stories and not to exceed forty-five (45) feet.

(c) *Distance between dwellings on same lot:*

- (1) No dwelling or other main building two (2) stories or less in height shall be closer than ten (10) feet to any dwelling or main building of the same height and dwelling or other main buildings exceeding two stories in height shall not be closer than fifteen (15) feet to any other dwelling or main building.

(d) *Parking:*

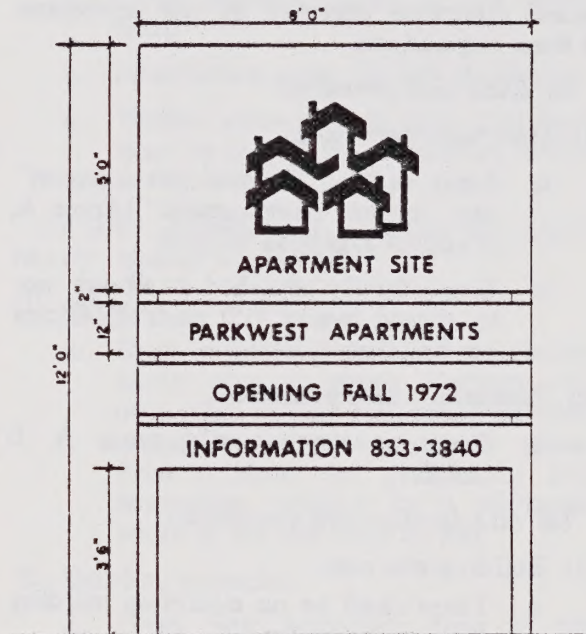
- (1) Parking shall be provided as per section V.E-406 of the zoning ordinance with the exception of the covered parking space requirement shall be waived.

V.E-319.7. Sign appendix.

(a) Future facility signs shall be permitted in accordance with the standards listed in this section.

(b) All other signs shall be approved as part of the site plan review process. Signs not approved as part of the site plan review process shall require the issuance of a conditional use permit approved by the planning commission.

(c) *Sign type G:*



- (1) Future facility sign: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility planned for a community.

- (2) Policy: The sign shall identify facilities which are planned as part of a planned community and are to be constructed in the immediate future. General symbols, designed to identify and not to advertise, will represent the same type of facilities in each of the Irvine communities. May be double faced if required.

- (3) Location: Always installed on the site of the facility and oriented to the nearest street. One sign to be utilized for each street fronting on the site.

- (4) Longevity: From the time the site has been zoned for the facility until construction and/or leasing is completed.

- (5) Illumination: None.
- (6) Sign surface area: 96 square feet maximum (including 4 "rider" panels).
- (7) Colors: Dark brown symbol and olive brown lettering on light tan background. Rider panels are reversed with light tan lettering on olive panels. Legs and backside are olive brown.
- (8) Symbols: General symbols, similar to but not limited to the examples given, will be designed to identify said facilities. (Ord. No. 96, § 11.26, 2-26-74; Ord. No. 120, 10-22-74)

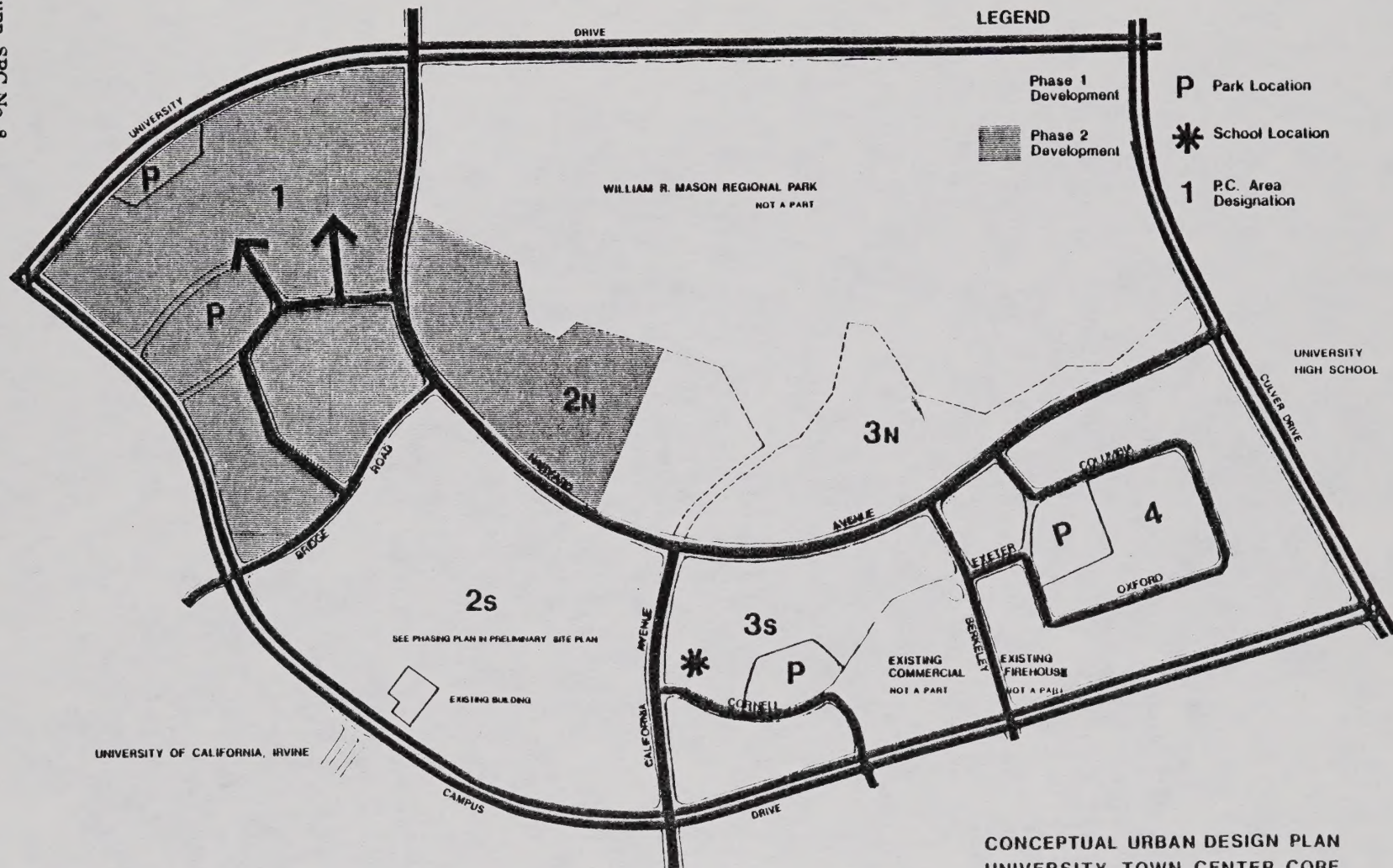
Sec. V.E-320. University Town Center.

The supplemental regulations for the University Town Center "PC" District are as follows:

V.E-320.1. Statistical analysis.

	<i>Area</i>	<i>Gross Acres</i>	<i>Density Mix</i>	<i>Density Range</i>	<i>Maximum D.U.</i>	<i>Maximum Population</i>
<i>Residential</i>						
Medium high to high density	1	57.9	M/H	9—15	300	700
			H	15—30	400	800
	2 North	30.1	H	15—30	800	1,600
	3 North	20.4	H	15—30	400	800
	3 South	27.4	H	15—30	600	1,150
	4	46.2	M/H	9—15	200	500
			H	15—30	400	800
Subtotal		182.0			3,100	6,350
<i>Commercial/ Residential</i>						
	2 South	55	H	25—40*	2,000	3,800
Subtotal		55			2,000	
Total		237			5,100	10,150

* Residential development within Area 2S may not reach this minimum density, but must be at least 800 units.



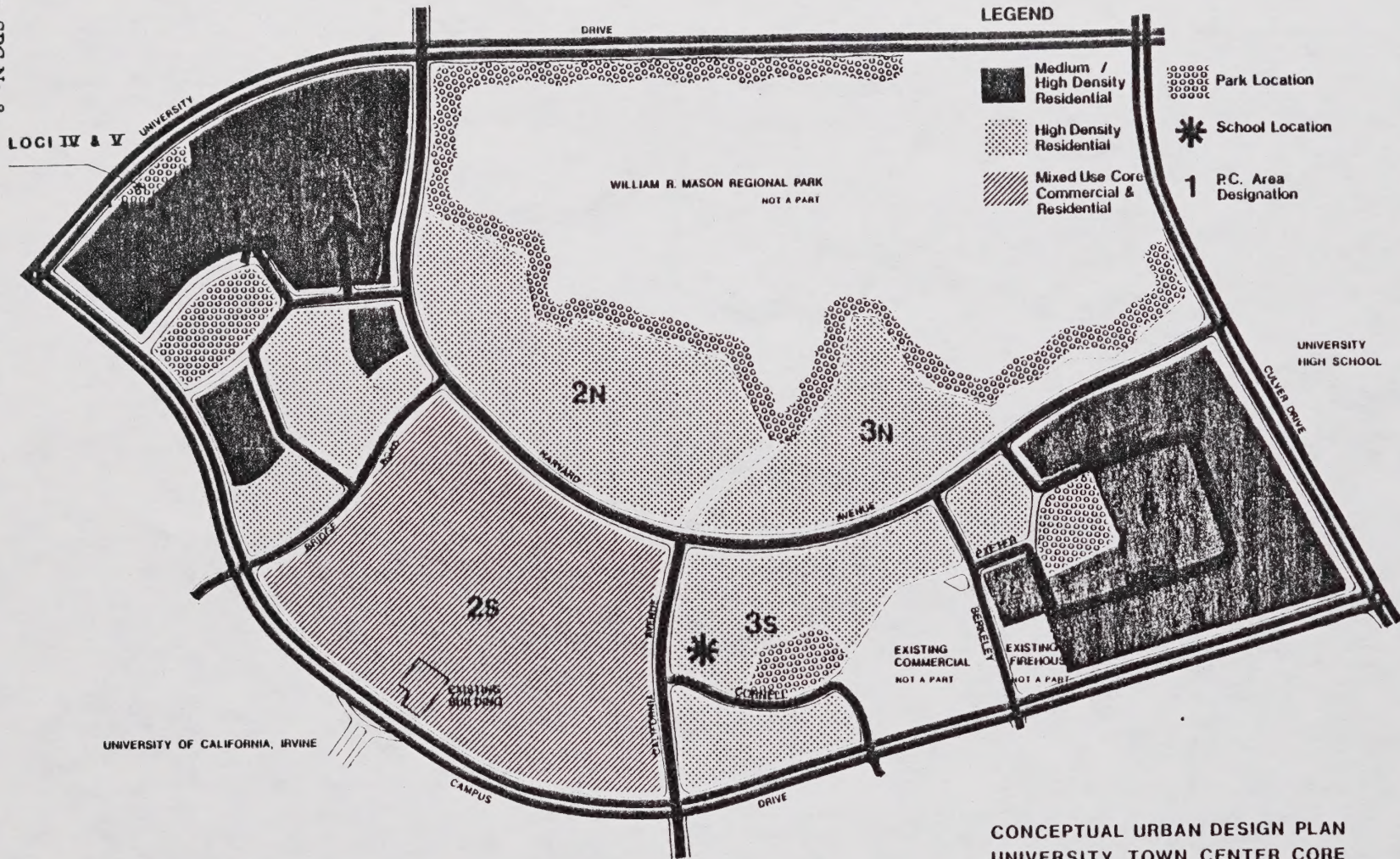
DEVELOPMENT PHASING PLAN

CONCEPTUAL URBAN DESIGN PLAN
UNIVERSITY TOWN CENTER CORE
IRVINE, CALIFORNIA

THE IRVINE COMPANY/LAND PLANNING
POD INC. LANDSCAPE ARCHITECTURE

JUNE 1980





LAND USE PLAN

CONCEPTUAL URBAN DESIGN PLAN UNIVERSITY TOWN CENTER CORE IRVINE, CALIFORNIA

THE IRVINE COMPANY/LAND PLANNING
POD INC. LANDSCAPE ARCHITECTURE

JUNE 1980



V.E-320.2. General.

(a) *Location Theme:* Because of the location adjoining the University of California Campus, the University Town Center area is an appropriate location for a highly integrated and urban "Town Center" containing sales and rental residential units, both basic and specialty commercial services, office uses, and civic/cultural activities. The concept is designed to create unique and stimulating environment offering both passive and active experiences appealing to a broad cross-section of the community, either as a resident, employee, shopper or just an occasional visitor. The University Town Center will offer diverse residential opportunities. Some housing, though located in neighborhoods with a very urban character, will offer a more relaxed and private lifestyle, while other housing will be integrated with the unique commercial and cultural activities to offer the choice of a more active and vibrant lifestyle.

(b) *Recreation, Parks and Open Space:* Open spaces for recreation are an integral facet of the environmental concept proposed for University Town Center as a unique urban center serving special commercial, civic and residential needs. In this setting, recreational open space takes on a different meaning and service function than in the typical residential village. Amenities proposed include public and private plazas, malls, courts, trails and neighborhood parks. The traditional City Park Code is therefore not applicable. The overall recreation provisions for University Town Center shall be as by the approved park modification requiring three and eight-tenths (3.8) acres per one thousand (1,000) persons. The location and definition of said recreation areas and types shall be reviewed and approved as a part of the final site plan review. In conjunction with the park ratio of three and eight-tenths (3.8) acres per one thousand (1,000) people is the stipulation that the landscape slope bank fronting Mason Regional Park and UTC shall be useable by bicyclists and pedestrians with three (3) approved access routes.

Because of the unique nature of several housing products and the presence of units designed for low- and moderate-income families and single persons, the following

adjustments in park allocation procedures shall be made:

- (1) The Quimby Act park dedication requirements shall be a minimum of two and zero-tenths (2.0) acres per one thousand (1,000) persons (or appropriate in lieu fees) for family units located within one-half mile of a publicly maintained park or school playground and a minimum of two and zero tenths (2.0) acres per one thousand (1,000) persons (or appropriate in lieu fees) for units restricted to low- and moderate-income single persons, regardless of location.
- (2) For purposes of calculating the park land requirements, the retirement project proposed for Area 3 North shall be treated as a separate project from the rest of the village.

(c) *Commercial:* There are two (2) commercial areas proposed for the University Town Center. A local neighborhood retail center (Campus Valley) providing convenience goods to the community has existing commercial facilities and is not a part of this planned community ordinance.* Additionally, a central commercial district (core) is proposed with mixed uses such as movie theaters, recreation, special food markets, drugstores, liquor stores, general merchandise and apparel, specialty shops and an inn. The maximum commercial area in the core (excluding the Inn) shall not exceed one million (1,000,000) square feet of combined retail/commercial office, civic, cultural and institutional activities.

The intent of the core is to create and provide a combination of retail commercial, office and residential uses. A majority of the

* The proposed alignment of the Promenade behind the Campus Valley Shopping Center has created two (2) residual parcels:

The first triangular parcel is immediately north and east of the intersection of the Promenade and Cornell. This parcel, by the adoption of the Residential CUDP ordinance, constitutes a minor rezoning from commercial section V.E-314 (Ordinance 79) to high density residential.

The second triangular parcel is at the southwest corner of the Promenade and Berkeley. This parcel, by the adoption of the residential CUDP ordinance, will retain the commercial land use designation, and permit this parcel to relate to the Promenade.

retail commercial needs of UTC and other local residents, and UCI students, staff and faculty should be met within the commercial core. Administrative and professional offices should appeal to businesses that rely on the resources of the university or provide service to the university, community and to small businesses directed towards serving others in the local vicinity. All first floor space on the malls and square shall be designated as retail space except those buildings which are solely residential.

The theme of this core is one of diverse activities interfacing and integrating with adjacent residential areas. Proposed are mixed residential, office and commercial uses blended to provide a harmonious, active urban environment.

The focal point of the plan for the core of University Town Center will be the main town square. Located in the approximate center of the core, the square will be a pedestrian-oriented place surrounded by retail uses. From the square, various pedestrian and bicycle linkages will provide access to UCI, Mason Regional Park and the residential areas of University Town Center. The uses around the square will include restaurants and specialty retail facilities as well as service commercial establishments. A service station/car wash, though permitted by zoning, shall not be on Campus Drive.

The buildings will have more emphasis on retail commercial along the major malls leading to the main square with retail generally on the first floor and offices above. The buildings located further from the main square will be utilized for business, professional office or residential uses. The design character will be such that the buildings present an urban facade. The peripheral parking lots shall be landscaped to minimize the view of parked cars from Campus, Harvard or the internal streets. Automobile traffic will be prohibited within the town square. A conceptual design of grade-separated access between UTC and the UCI campus shall be included in the preliminary site plan for Area 2S. The square will also be connected to Mason Regional Park by safe pedestrian and bicycle routes.

Landscaping and overall streetscapes will be consistent with the adopted residential streetscape plan. Lighting, planting pallets and street furniture will be designed to reflect the overall design theme of the village.

V.E-320.3. Notes.

(1) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted subject to the provisions of the A "Agricultural" District of the City of Irvine Zoning Ordinance.

(2) All grading shall be subject to an environmental evaluation by the director of community development prior to the issuance of grading permits. Grading shall be permitted within areas having approved site plans and grading permit. Grading for "borrow and fill" sites outside of the area of immediate development will require approval by the director of community development and the obtaining of a grading permit. During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours, including maintenance work that might be required on any equipment used in grading and/or construction, unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units. At the time of actual development of any portion of this planned community, a report of the preliminary engineering geological and soil engineering investigation showing evidence of a safe and stable development is to be submitted with the final subdivision maps for individual areas. The engineering geologist and the soils engineer must recommend measures to assure the superficial and gross stability of all slopes and pads and these recommendations shall be incorporated into the approved grading plans.

(3) The property lies within the boundaries of the Orange County Master Plan of Drainage for the University Park drainage

area which have been adopted by the City of Irvine. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the director of community development. Said participation may include the construction of master plan facilities or the dedication of rights-of-way. These conditions shall pertain to such developments:

(a) The flood control improvements will be sufficient to adequately disperse the appropriate design frequency runoff.

(b) Permanent flood control improvements shall be completed before issuance of certificates of use and occupancy.

(4) Except in Area 2S as noted in section V.E-320.1, areas designated for residential use must be developed within the density range as indicated in the statistical analysis unless deviations from the specified range are approved by the city council. In no case shall the dwelling unit count in Area 2S exceed two thousand (2,000) units.

(5) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the University Town Center except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(6) Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs subject to the regulations of the City of Irvine governing said uses and activities.

(7) Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one (1) dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

(8) Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of

record where the yards and open spaces are combined into more desirable arrangements of common areas which are not part of the individual lot of record. Cluster development shall also include statutory condominiums. Designation of cluster developments and condominiums shall be shown on the tentative tract map.

(9) Medium high density residential development shall be defined as areas in which the gross density is at or above nine (9) but does not exceed fifteen (15) dwelling units per gross acre.

(10) High density residential development shall be defined as areas in which the gross density is at or above fifteen (15) but does not exceed thirty (30) dwelling units per gross acre. High density development in Area 2S (commercial-residential core) shall be at or above twenty-five (25) but not exceed forty (40) dwelling units per gross acre, except that residential density within Area 2S may not reach this minimum, but must be at least eight hundred (800) units.

(11) With respect to all residential developments in this planned community, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one (1) mile of this planned community. All sites zoned or planned for apartment or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses.

(12) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City or Irvine Zoning Ordinance. Whenever the regulations contained herein conflict with the regulations of Sections V.E-219 through V.E-230, Planned Community District Regulations, of the City of Irvine Zoning Ordinance, the regulations contained herein shall take precedence.

(13) All acreage designated as open space, recreational amenities or park land shall be privately owned and maintained except for park land described in General Note 23.

(14) Landscaping and streetscape design shall be consistent with the residential streetscape.

(15) Site plan review shall be required for all development within this planned community. The developer shall submit an acoustical report and plans which demonstrate noise attenuation to city-adopted exterior and interior noise standards. In meeting these standards, the following factors shall be considered during this review:

- (a) The size, location and effectiveness of acoustical barriers such as berms and walls.
- (b) Orientation of buildings to shield other buildings, patio areas and recreational areas.
- (c) Window number, size and type facing Campus and Harvard.
- (d) The acoustical attenuation characteristics of walls, roofs, vents, windows and doors.
- (e) The location of outdoor recreation areas.

(16) Dedication and improvements of all rights-of-way shall meet with the approval of the director of community development.

(17) The use of reclaimed water is encouraged in such areas as, but not limited to, greenbelts, parks and for fire protection. Final determination of feasibility, standards, location and timing for reclaimed water utilization within any tract map area shall be made by the Irvine Ranch Water District, subject to approval of the planning commission.

(18) Gross acreage is denoted as the total land area within a defined boundary. Acreage measurements are made to the center line of the streets.

(19) Density:

- a. Computation for acreage for determining densities designated for residential uses shall be based on gross acreage.
- b. The total number of dwelling units permitted in any residential planning unit as shown on the statistical analysis shall not be exceeded.

(20) It shall be the responsibility of the developer to provide the city and school Supp. SPC No. 9

district with an accurate accounting of the residential units constructed or approved in the planned community with each final site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

(21) Recreational vehicle storage implementation plan shall be provided at the time of residential final site plan review. Provisions for individual on-lot or on-site facilities including expanded side setbacks, screening, etc., should be explored.

(22) All access points shall be submitted for approval by the director of public works; and in addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the director of public works or the planning commission. Automobile traffic shall be prohibited in the Town Square.

(23) Prior to the grading operations of any portion of this planned community, the director of community development shall ascertain that the developer has notified a qualified archaeologist and paleontologist and that their representatives will be permitted on the site during grading operations.

As identified by the city council, Locus V shall be incorporated into the village edge or other open space element. Locus IV shall be preserved within a minimum one-acre park to be dedicated to the City of Irvine. At the time of site plan review, landscape plans shall be provided demonstrating the proposed plant pallets, underground utilities and recreational facilities shall not disturb the archaeological deposits in Loci IV and V. The grading plan shall also demonstrate that no surface or subsurface disturbance shall take place on Loci IV and V except for the placement of fill. No excavation shall take place in Locus IV or V without the written consent of the director of community development. Any excavation or salvage operations shall be subject to the city's archaeological policies. The boundaries of Loci IV and V shall be clearly denoted on all site plans and construction drawings for grading and landscaping.

(24) At least ten (10) percent of the housing units for sale or rent shall be in a price range affordable by families of moderate income. An additional ten (10) percent of the housing units for sale or rent shall be in a price range affordable by families of low income. For purposes of this condition, income and affordability ranges shall be as defined by City Council Resolution 1014, or such resolution or ordinance which supercedes it and is in effect prior to the construction of said low- and moderate-income units. The design of the low- and moderate-income units shall be architecturally compatible with the surrounding homes and they shall be dispersed throughout the village; except that if low-income units are built on a lawsuit settlement site (Orange Co. Fair Housing Council, et al vs. City of Irvine, et al; O.C. Superior Court CT225824) in another planning area where there is no low-income housing requirement or where such requirements have already been met and those units are prevented from being credited toward the lawsuit settlement site provision requirement, then those units may be counted toward University Town Center low-cost housing requirement. Simultaneously with the submittal of the first residential development in Area 2S, the applicant shall submit an implementation plan for the inclusionary low- and moderate-income housing for the review and approval of the director of community development.

(25) At the time of final site plan review, the applicant shall demonstrate how measures for nonmechanical ventilation of structures, optimum building orientation to maximize solar orientation and other energy conservation measures shall be incorporated into the project design. Until an energy policy is adopted by the city, these measures will be balanced with other site planning criteria in achieving acceptable site designs and the objectives of this project.

(26) Building permits for development in Phase I shall not be issued until the city council has approved the zone change for Area 2S.

Building permits for development in Phase II, exclusive of Area 2S, shall not be issued until final roof inspections for development Supp. SPC No. 9

representing fifty (50) percent of the land area for Area 2S.

These restrictions shall not apply to the retirement home project (Area 3N) or any low- or moderate-income project in either Phase I or Phase II which shall proceed independently from any action on or development of Area 2S.

(27) Prior to, or concurrently with, final site plan review, the builder will consult with the crime prevention unit of the Irvine Police Department and a fire protection analyst of the Orange County Fire Department.

(28) Recognizing that a lower than normal parking ratio is appropriate for elderly housing, a reduced parking ratio will be determined and approved by the planning commission during final site plan review.

(29) At the next stage of the developmental process of Area 2S following adoption of this ordinance [October 14, 1980], a design and funding agreement for a pedestrian/bicycle bridge connecting the University Town Center and University of California, Irvine shall be presented to the planning commission for review and to the city council for approval. The median on Campus shall be designed to impede pedestrian traffic.

(30) Concurrently with submittal of the pedestrian/bicycle bridge design, a streetscape plan for Campus, Harvard, California and Bridge shall be presented to the planning commission for approval.

(31) Concurrently with submittal of the pedestrian/bicycle bridge design, an illustrated design theme for the town square, including height of buildings, for the pedestrian malls and for the residential areas in Area 2S shall be presented to the planning commission for approval.

(32) The pedestrian/bicycle bridge shall be completed prior to issuance of any certificates of use and occupancy for any development within Area 2S.

V.E-320.4. General development standards.

(a) *Minimum Setbacks From Streets:* Setbacks shall be measured from the ultimate right-of-way line.

<i>Street Designation</i>	<i>Main Structures Minimum Setback (feet)</i>	<i>Parking (feet)</i>
University & Culver	30	30
Campus	30	16**
Harvard	15***	10
California:		
Adjacent to Area 2S	15***	10
Adjacent to Area 3S	0*	0*
Bridge:		
Adjacent to Area 2S	15***	10
Adjacent to Area 1	0*	0*
Berkeley & Local Streets	0*	0*

* Subject to final site plan review and CUP.

** An average of 30 feet shall be maintained with a minimum of sixteen feet. Thirty feet from the right-of-way line shall be designated as a portion of the transit corridor.

*** Patios and balconies shall be permitted up to 5 feet within the setback, subject to final site plan review and CUP.

(b) *Garage and Carport Placement:* Garages and carports must be set back a minimum of five (5) feet from the front right-of-way line; when less than a twenty-foot setback is utilized, automatic garage door openers shall be required. Setbacks between eight (8) and eighteen (18) feet shall be prohibited to preclude cars in driveways from blocking sidewalks. Where garages and carports are entered directly from an alley or private street, the setback may be a minimum of three (3) feet for a garage and may be zero (0) for a carport.

(c) *Fences, Hedges and Walls:* The installation of fences, hedges and walls used as fences shall be in compliance with section V.E-300(f)(5)d.

(d) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side or rear yard, as permitted by the Uniform Building Code.

(e) *Private Street Standards:* Private streets shall be in accordance with City Standard Plan 104. Street widths deviating from the above may be approved by the director of Supp. SPC No. 9

public works and the director of community development.

V.E-320.5. Medium high and high density residential, Areas 1, 2N, 3, 4.

(a) *Uses Permitted:*

- (1) Single-family dwellings, conventional and clustered, attached and detached.
- (2) Apartment dwellings.
- (3) Open space uses and related facilities of a noncommercial nature.
- (4) Food service and health care facilities related and incidental to a permitted use (in Area 3N only).
- (5) Retail, service and commercial recreation uses primarily servicing and relating to pedestrian and bicycle users of the Promenade (triangular parcel at Berkeley Street and Promenade in Area 3S).
- (6) Accessory buildings, structures and uses related and incidental to a permitted use.

(b) *Uses Permitted Subject to a CUP:*

- (1) Churches.

- (2) Community and recreational facilities.
- (3) Preschools and day care facilities.
- (4) Public and quasi-public uses.

(c) *General Residential Development Standards:*

- (1) *Building height:* Maximum height for all buildings shall be three (3) stories except in Area 3N, where the maximum height may be six (6) stories.
- (2) *Building coverage:* The maximum area of building site coverage shall be seventy-five (75) percent of the gross area of the site.
- (3) *Parking:*
 - a. Covered parking for low-income housing shall not be required.
 - b. The guest parking requirement for apartments may be met with on-street parking, provided that the parking is within one hundred fifty (150) feet of the respective units and the width of the street is satisfied by the City of Irvine standard drawings. Each uninterrupted twenty-four (24) linear foot segment shall satisfy the requirement for one (1) parking space.
 - c. Deviations from the parking standards set forth in section V.E-401—V.E-406 of the zoning ordinance may be considered at site design review upon submittal of a parking study outlining the appropriate off-street parking ratios for review and recommendation by the transportation commission and approval by the planning commission.
- (4) *Signs:* Signs shall be as depicted in a planned sign program submitted concurrently with or after final site plan review.

V.E-320.6. Commercial/residential core, Area 2S.

(a) *Uses Permitted:*

- (1) Retail and service businesses.
- (2) Administrative and professional offices.

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- (3) Institutional and financial facilities.
- (4) Civic, cultural, commercial recreational and recreational facilities.
- (5) Apartment and cluster residential.
- (6) Restaurants with or without alcoholic beverages (indoor and outdoor).
- (7) Theaters and movie houses.
- (8) Parking lots, structures and facilities.
- (9) Outdoor vendors.
- (10) Fraternal and service organizations.
- (11) Accessory structures and uses necessary and customarily incidental to permitted uses.
- (12) Automobile service stations including car wash (except not on Campus Drive).
- (13) Permanent outdoor sales.
- (14) Hotel, motel or inn.

(b) *Uses Permitted Subject to a CUP:*

- (1) Governmental facilities.
- (2) Bars and nightclubs.
- (3) Educational classrooms.
- (4) Outdoor storage.

(c) *Development Standards:*

- (1) *Building height:* Maximum height for all buildings shall be four (4) stories except that in fifteen (15) percent of site Area 2S (minus uncovered parking), the maximum height may be twelve (12) stories as approved under Note 31. The approximate location and number of structures shall be approved as a part of the preliminary site plan review in accordance with the provisions listed in subsection V.E-320.8 of this section. Building height shall also be limited by provisions of applicable building codes.
- (2) *Maximum coverage:* Maximum coverage for commercial and commercial/residential uses shall not exceed fifty (50) percent. Coverage shall be defined as the ground floor area of all buildings (except structures used only for parking) divided by total site area minus any uncovered

parking area, including the exposed decks of above-grade parking structures, and vehicular circulation.

- (3) *Residential*: Residential uses shall be subject to all development standards contained in subsections V.E-320.4 and V.E-320.5 of this section except building height, which shall be governed by subsection V.E-320.6(c)(1) of this section.

V.E-320.7. Community facilities, all areas.

(a) *Uses Permitted*: The following uses shall be allowed in all land use districts:

- (1) Parks, playgrounds, recreation and open green areas, and hiking and bicycle trails.
- (2) Public schools.
- (3) Accessory buildings, structures and uses related and incidental to a permitted use.

(b) *Uses Permitted Subject to a Conditional Use Permit*:

- (1) Churches.
- (2) Fire stations.
- (3) Private day care facilities.
- (4) Governmental and community facilities.

(c) *Building Height*: Maximum height for all buildings shall be six (6) stories.

(d) *Building Setbacks*: The minimum building setback shall be twenty-five (25) feet from all residential property lines. No building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the pad elevation of the residential site shall apply. Any structure which abuts upon a plaza, park, mall or greenbelt, or other permanent open space may abut the common property line.

V.E-320.8. University Town Center review process.

The University Town Center is conceived as a continually evolving place in which complete development may take a decade or more. A precise determination of size, location

and specific types of all the permitted land uses is unpredictable for that length of time; therefore it is impractical to prepare a precise site plan at any one time for the entire planned community area. Development shall be guided by University Town Center Planned Community regulations and preliminary site plan that delineate, in written and graphic terms, principles, criteria and design standards with enough specificity to assure that the concept is maintained while allowing design flexibility as the University Town Center builds out incrementally over time. No uses shown on the preliminary site plan shall be changed without review and approval of the planning commission.

Following or concurrent with the preliminary site plan review and approval, a final site plan and tentative map shall be submitted to the director of community development for each increment or phase of development. The final site plan review submission will include a specific program of uses, quantitative data, design standards and site layout. The intent of the final site plan review is to assess each increment of development for conformity with the approved planned community regulations and preliminary site plan. Tentative maps shall reflect the conditions of review of the preliminary site plan review. The final site plan of Area 2S shall be subject to review and approval of the planning commission.

(a) *Preliminary Site Plan Review*: The applicant shall submit fifteen (15) copies of the preliminary site plan, which shall consist of written and graphic material as necessary to indicate those principles, design standards and criteria necessary to implement the Town Center concept:

- (1) Arrangement of land uses.
- (2) Spatial character of malls, plazas and other outdoor spaces.
- (3) Densities, building coverage, height and setbacks (varied as per subarea).
- (4) Vehicular, pedestrian and bike circulation systems; truck servicing; and recommended future public transit corridors.

- (5) Landscape and grading concepts including cross-sections describing special conditions in the mixed-use area.
- (6) Sign concept.
- (7) Streetscape (landscaping, lighting, street furniture) concept.
- (8) Parking concept for all areas.
- (9) Development phasing strategy.
- (10) Any supplementary EIR information deemed necessary by the director of community development.

(b) *Final Site Plan Review*: In no case shall a final site plan be approved prior to adoption of the planned community regulations and preliminary site plan.

- (1) *Commercial and institutional development*: The applicant shall submit fifteen (15) copies of the final site plan and architectural elevations for review which shall be drawn to scale and shall indicate the following information:
 - a. Lot or site dimensions.
 - b. All buildings and structures, to include proposed use, location, size, height and sound attenuation measures proposed for land uses mixed either horizontally or vertically.
 - c. Open space and distance between buildings.
 - d. Perimeter walls and fences to include location, height and materials.
 - e. Off-street parking, to include location, number of spaces (regular and compact); program relating specific land uses to parking demand; and dimensions of parking area and internal circulation pattern.
 - f. Pedestrian, bicycle, vehicular and service circulation, including points of ingress and egress to the site.
 - g. Loading areas, to include dimensions, number of spaces, internal circulation.
 - h. The location and nature of landscaping elements.
 - i. Architectural elevations shall include design details and embellishments

such as, but not limited to, balconies, bay windows, awnings, facade treatments, etc., necessary to emphasize an urban design theme.

- j. Street dedications and improvements.
 - k. Provisions for security and fire protection.
 - l. A planned sign program shall be submitted concurrently or subsequently.
 - m. Any other information deemed necessary by the director of community development.
- (2) *Residential development*: The applicant shall submit fifteen (15) copies of the final site plan and architectural elevations for review, which shall be drawn to scale and shall indicate the following information:
 - a. Lot or site dimensions.
 - b. Precise lot siting for various housing types.
 - c. Open space and distance between buildings.
 - d. Perimeter walls and fences, to include location, height and materials.
 - e. Pedestrian, bicycle, vehicular and service circulation, including points of ingress and egress to the site.
 - f. The location of landscaping elements, including plant pallets.
 - g. Street dedications and improvements.
 - h. The location, size and general design of recreation and open space areas proposed to meet the local park requirement.
 - i. Provisions for security and fire protection.
 - j. Noise attenuation plans for units placed near arterials and for noise attenuation between uses.
 - k. Any other information deemed necessary by the director of community development.

V.E-320.9. Parking.

(a) *Off-Street Parking*: Parking for all uses shall be required by City of Irvine Zoning Ordinance Sections V.E-401 through V.E-407, "Off-Street Parking" regulations. In the core, the concept of shared parking and compact car allowances may be implemented using the following standards as guidelines. The specific implementation of these concepts in lieu of section V.E-404(c)1 shall be utilized for Phase I and monitored for subsequent phases.

(b) *Shared Parking Standard*: It is the intent of the shared parking standard to establish criteria for parking spaces based on the differing parking demands and time/use characteristics. The end product shall be a more efficient use of surface area with less land area devoted to parking.

- (1) *Parking demand ratio*: Table 1 represents the demand ratio for each programmed use for a weekday afternoon, weekday evening and Saturday afternoon.
- (2) *Site plan review*: At the time of site plan review for each developmental increment, a precise parking plan shall be submitted

showing all parking spaces, the overall circulation system and an analysis of the parking demand for the specific land uses proposed.

- (3) *Monitoring of parking demand/supply*: To test the operation of the shared parking concept and proposed standards, the developer shall, in conjunction with the city, monitor the actual parking experience as development proceeds. Subsequent to completion and operation of the first development increment, the developer shall submit an analysis of the parking situation on all completed increments as a part of the site plan review for additional increments of development.
- (4) *Compact car factor*: A twenty-five (25) percent allowance for compact cars for the programmed retail-commercial uses and thirty-five (35) percent for office uses shall be allowed for Phase I development in Area 2S. Up to fifty (50) percent compact parking will be allowed for subsequent phases of development if the studies conducted as part of the monitoring program justify it.

TABLE 1
RECOMMENDED PARKING DEMAND RATIOS

Use	Base Demand Parking Ratio*	Adjustment** For Walk-In, Bike-In, Potential Transit Use and Carpooling	Adjusted for Day of Week					
			Weekday				Saturday	
			Afternoon		Evening		Afternoon	
			Demand Factor	Parking Ratio	Demand Factor	Parking Ratio	Demand Factor	Parking Ratio
Office	4.0/1000 s.f.	0.80	1.00	3.20	—	—	***	***
Financial	4.0/1000 s.f.	0.65	1.00	2.60	—	—	1.00	2.60
Restaurant	12.0/1000 s.f.	0.50	1.00	6.00	1.00	6.00	1.00	6.00
Inn	1.0/1000 s.f.	None	0.50	0.50	1.00	1.00	0.50	0.50
Recreation	5.0/1000 s.f.	0.85	0.50	2.13	1.00	4.25	0.50	2.13
Retail	5.0/1000 s.f.	0.70	0.50	1.75	0.65	2.28	1.00	3.50
Theater	0.33/seat	0.50	—	—	1.00	0.16	1.00	0.16
Residential	****							

* Based on City of Irvine Off-Street Parking Regulations and Linscott Associates studies of specific uses.

** Based on geographic distribution of potential customers/users of Town Center according to market study and probable breakdown of number of office employees with respect to local residents, commuters and UCI-related employees.

*** Saturday parking demand is a function of the amount of office space in use. Total varies with type of use but does not exceed weekday use.

**** Since residential parking demand is significantly impacted by product type and alternative transit availability, the parking demand ratio, including guest parking, will be addressed at the time of final site plan review.

(Ord. No. 96, §§ 11.17, 11.27; Ord. No. 122, 11-12-74; Ord. No. 212, § 2, 4-25-78; Ord. No. 219, 7-25-78; Ord. No. 272, § 2, 10-14-80)

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Sec. V.E-321. Smoketree.

The supplemental regulations for the Smoketree "PC" District are as follows:

V.E-321.1. General.

(a) *Description of project:* A residential neighborhood is proposed which would integrate a townhouse development with an elementary school and public park into an existing residential area. The residential development proposes a maximum of 100 dwelling units and a projected population of 320 persons.

(b) *Site plan design review:* The planned community text and land use plan are recognized as a guide to the developers and designers of development plans for the property. The development standards are in effect performance standards, the ramifications of which may not be disclosed until a precise development plan has been drawn. It is for this reason that prior to the submission of a tentative tract map for any portion of the PC area there must be on file an approved development plan as described in section V.E-321.1 of this ordinance.

(c) *Parks and open space:* Allocation and ultimate configuration of all open space will be determined by the planning commission at

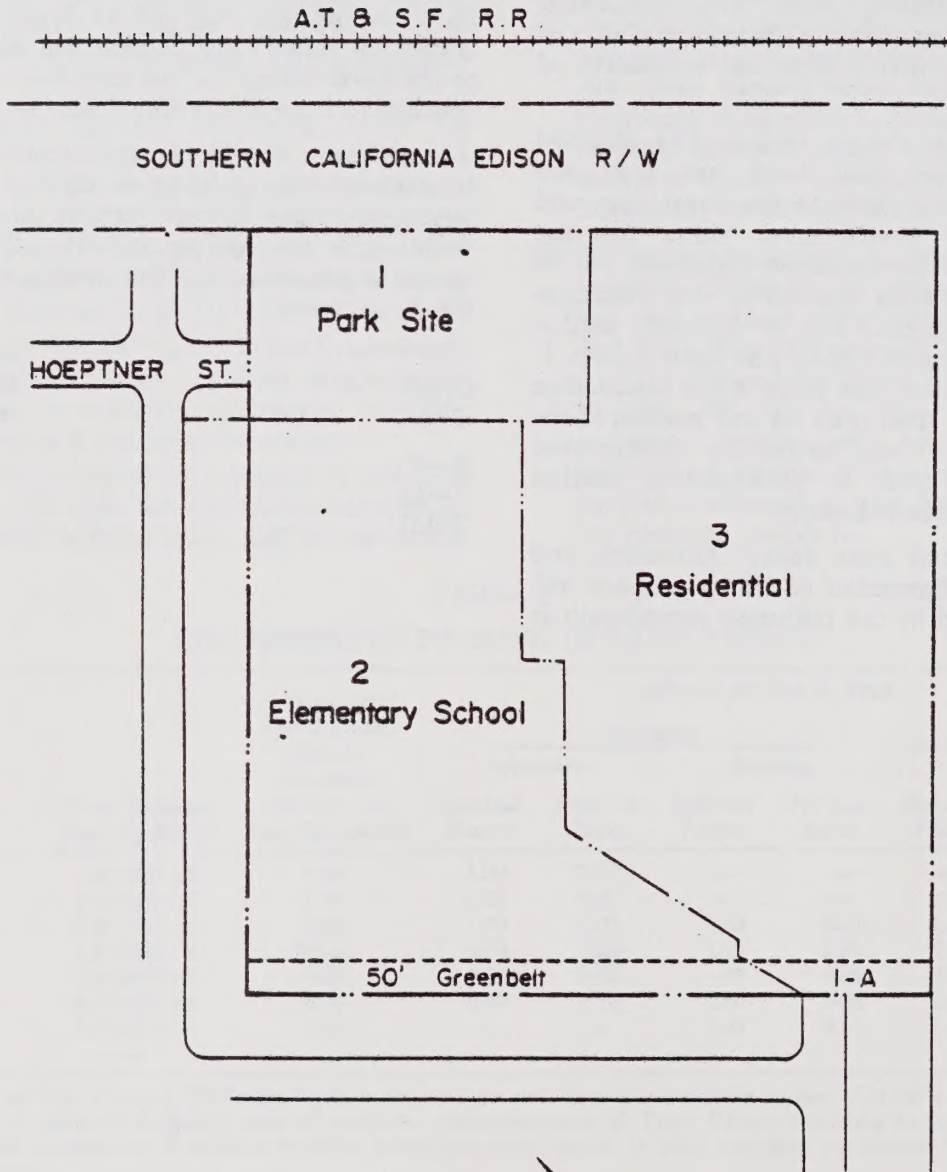
the time of the site plan design review, and the tentative tract map. Public park land shall be provided in accordance with the local park code then in effect.

(d) *Commercial:* A neighborhood shopping facility exists to the northwest of the planned community at the northwest corner of Culver Drive and Walnut Avenue. Additional zoning for neighborhood commercial development exists to the south at the northwest corner of Moulton Parkway and Jeffrey Road. Property zoned for community commercial also exists to the north along the westerly side of Jeffrey southerly of the Santa Ana Freeway.

(e) *Schools:* An elementary school designed to accommodate children residing in adjacent tracts and the subject project is included within the planned community. Ranges of students generated by the proposed residential development are:

<i>Grade level</i>	<i>Range of number of students</i>
K-6.....	20-50
7-12.....	<u>10-20</u>
Total.....	30-70

SMOKE TREE PLANNED COMMUNITY DEVELOPMENT PLAN



Scale: 1" = 200'
Date: 11-26-74
M.A.A.

V.E-321.2. Statistical analysis.

<i>Residential</i>	<i>Area</i>	<i>Gross Acres</i>	<i>Maximum D.U./acre</i>	<i>D.U.</i>	<i>Persons/ D.U.*</i>	<i>Population</i>
Medium high density	3	13.3	8	100	3.2	320
<i>Support facilities</i>						
Elementary school	2	9.4				
Public parks	1	2.3				
	1a	0.1				
Total		25.1		100		320

*Local park code criteria. (See sections V.G-101 through V.G-146.)

V.E-321.3. Notes.

(a) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(b) The property lines within the boundaries of the Irvine Ranch-Valencia Area Master Plan of Drainage which has been adopted by the City of Irvine and has a drainage fee of \$840 per acre. The plan and drainage fee program are presently administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master plan facilities and/or dedication of right-of-way and/or payment of drainage fees.

(c) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Smoketree Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(d) Any land use proposal not specifically covered by the plan and supplemental text shall be subject to the regulations of the City of Irvine Zoning Code.

(e) With respect to residential development in this planned community, sales literature in sales offices shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community. A large scale map illustrating in

contrasting colors (red: commercial; green: parks; etc.) the various land uses within a mile radius of the development shall be posted on the sale site. Adequate notice of all air activities impacting this planned community from the Marine Corps Air Station at El Toro and Santa Ana, railroad activity occurring on the adjacent railroad tracks, and noise generation within and affecting said property will be posted on the sales site.

(f) Grading code: At the time of actual development of any portion within the Smoketree Planned Community, a report of a preliminary engineering geological and soil engineering investigation showing evidence of a recommendation for a safe and stable development is to be submitted with the tentative tract map. The recommendations by the engineering geologist and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. The soil engineer and engineering geologist must certify the stability of the site prior to issuance of building permits.

(g) All attached dwelling units within the Smoketree Planned Community where common walls are to be installed shall be constructed in a manner resulting in double free-standing insulated wall with an air space in between.

(h) Whenever the regulations contained in this text conflict with the regulations of the City of Irvine Zoning Code, PC "Planned Community" District, the regulations of the Smoketree Planned Community shall take precedence.

(i) The developer shall be required to submit plans at the time of site plan design

review for noise attenuation of these units. Such plans shall be subject to the approval of the planning commission and be in conformance with any city adopted noise standards and policies in effect at that time. In absence of adopted standards, dwelling unit interiors will be sound attenuated from exterior noise at 55 dBA from 6:00 a.m. to 11:00 p.m. and 50 dBA from 11:00 p.m. to 6:00 a.m. In the event that the residual sound level exceeds these levels, the residual sound level will constitute the noise standard.

(j) A silt control program shall be submitted for review to the California Regional Water Quality Control Board, Santa Ana District staff, in connection with any grading operations within the Smoketree Planned Community.

(k) During the site development and preparation (grading) as well as the construction of the structures, the hours of operation shall be limited to the period between 7:00 a.m. and dusk, Monday through Saturday. No activities will be permitted outside of these hours. This will include the maintenance work that might be required on any equipment used in grading and/or construction.

V.E-321.4. Development standards Area 3, Medium High Density Residential.

(a) *Uses permitted:*

- (1) Single-family attached units.
- (2) Duplex, triplex and fourplex dwellings.
- (3) Townhouses.

(b) *Building height:* Maximum height for all buildings shall be two (2) stories, not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

(c) *Building setbacks:*

- (1) Streets: The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

Street designation	Minimum setbacks
Major.....	20 feet
Collector.....	10 feet

- (2) Front yard: There shall be no required front yard setback.

- (3) Side yard: That portion of a building which contains no windows may extend to the side property line.

Under all other conditions, the distance between the side property line and a side wall containing windows shall be not less than ten (10) feet.

- (4) Rear yard: The required rear yard shall be ten (10) feet.

- (5) Garage and carport placement: Garages and carports shall conform to the building setback requirements above except that when the garage or carport faces the access street, a setback of five (5) feet may be permitted. However, if said accessory structure is to be set back a distance exceeding the permitted five (5) feet, a minimum setback of twenty (20) feet shall be observed. Side facing garages may be placed to within five (5) feet of the ultimate right-of-way line of the access street. Where the setback is five feet, an automatic garage door opener shall be required to be installed by developer at time of construction.

(d) *Building area coverage:* Minimum structure coverage of the gross acreage (excluding public and private streets and parking areas) shall be 50 per cent.

(e) *Building site area:* The minimum number of square feet of land area required for each dwelling unit shall be fifteen hundred (1,500) square feet per dwelling unit.

(f) *Fences, hedges and walls:* Fences shall be limited to a maximum height of six (6) feet. Within intersection areas or on arterial highways. The provisions of applicable city codes shall apply.

(g) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side or rear yard.

(h) *Off-street parking:* Parking for all uses shall be as required by City of Irvine Zoning Code "Off-Street Parking" Regulations. Supplemental guest parking in residential areas shall be interspersed throughout the develop-

ment in a manner acceptable to the director of planning, at a rate of one per dwelling unit.

(i) *Site design review*: All development within this area shall be subject to the provisions listed in section V.E-321.5, "Site Plan Design Review," of this ordinance.

(j) *Signs*: All signs located within the Smoketree Planned Community shall be reviewed and approved by the director of planning in the absence of any adopted comprehensive sign program and ordinance.

V.E-321.5. Site plan design review.

(a) Where required by this ordinance, a site plan shall be submitted to the planning commission to enable them to make a finding that the proposed development is in conformity with both the intent and provisions of this ordinance.

(b) The following procedure shall apply to the site plan design review process:

- (1) The applicant shall submit twenty (20) prints of the site plan to the planning department. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:
 - a. Lot dimensions.
 - b. All buildings and structures: Location, size, height, proposed use.
 - c. Yards and space between buildings.
 - d. Walls and fences: Location, height and materials.
 - e. Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
 - f. Access—Pedestrian, bicycle, vehicular, service: Points of ingress and egress.
 - g. Signs: Location, size, height.
 - h. Loading: Location, dimensions, number of spaces, internal circulation.
 - i. Lighting: Location and general nature, hooding devices.
 - j. Landscaping: Location and general nature.

k. Street dedication and improvements.

l. And such other data as may be required by the planning director.

m. Access for the handicapped shall be provided in accordance with the Civil Code Section 54-546 of the California Government Code.

n. Phasing of development.

(2) Within thirty (30) days after submission of the site plan, the planning commission shall approve, approve with conditions deemed necessary to protect the public health, safety and welfare, or disapprove the site plan. In approving the plan, the planning commission shall find that:

a. All provisions of this ordinance are complied with;

b. The following are so arranged that traffic congestion is minimal, pedestrian and vehicular safety and welfare are protected, and there will be minimal effect on surrounding property:

1. Building, structures and improvements.
2. Vehicular ingress, egress and internal circulation.
3. Setbacks.
4. Height of buildings and variation of same.
5. Location of service.
6. Walls.
7. Landscaping.

c. Proposed lighting is so arranged as to reflect the light away from adjoining properties;

d. Proposed signs will not, by size, location, color or lighting interfere with traffic or limit visibility and will be compatible with the surrounding neighborhood.

(3) *Appeal*: The applicant may appeal in writing to the city council. Such appeal shall be filed in duplicate with the planning department within ten (10) days after the decision. The planning director shall forward the duplicate copy of the

appeal to the city clerk. The city council shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the clerk of the duplicate copy of the appeal or within such time as the council shall continue the matter.

The city council shall review the site plan and shall recommend approval, approval with conditions, or disapproval based on findings in section (2) (a, b, c and d) above.

- (4) The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the planning commission's secretary. One copy of said approved site plan and conditions shall be mailed to the applicant.
- (5) Before a building permit may be issued for any building or structure in a development requiring site plan review, the building or structure must be in conformity with the approved site plan.
- (6) Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section. (Ord. No. 96, § 11.10, 2-26-74; Ord. No. 124, 11-26-74)

Sec. V.E-322. Irvine Center.

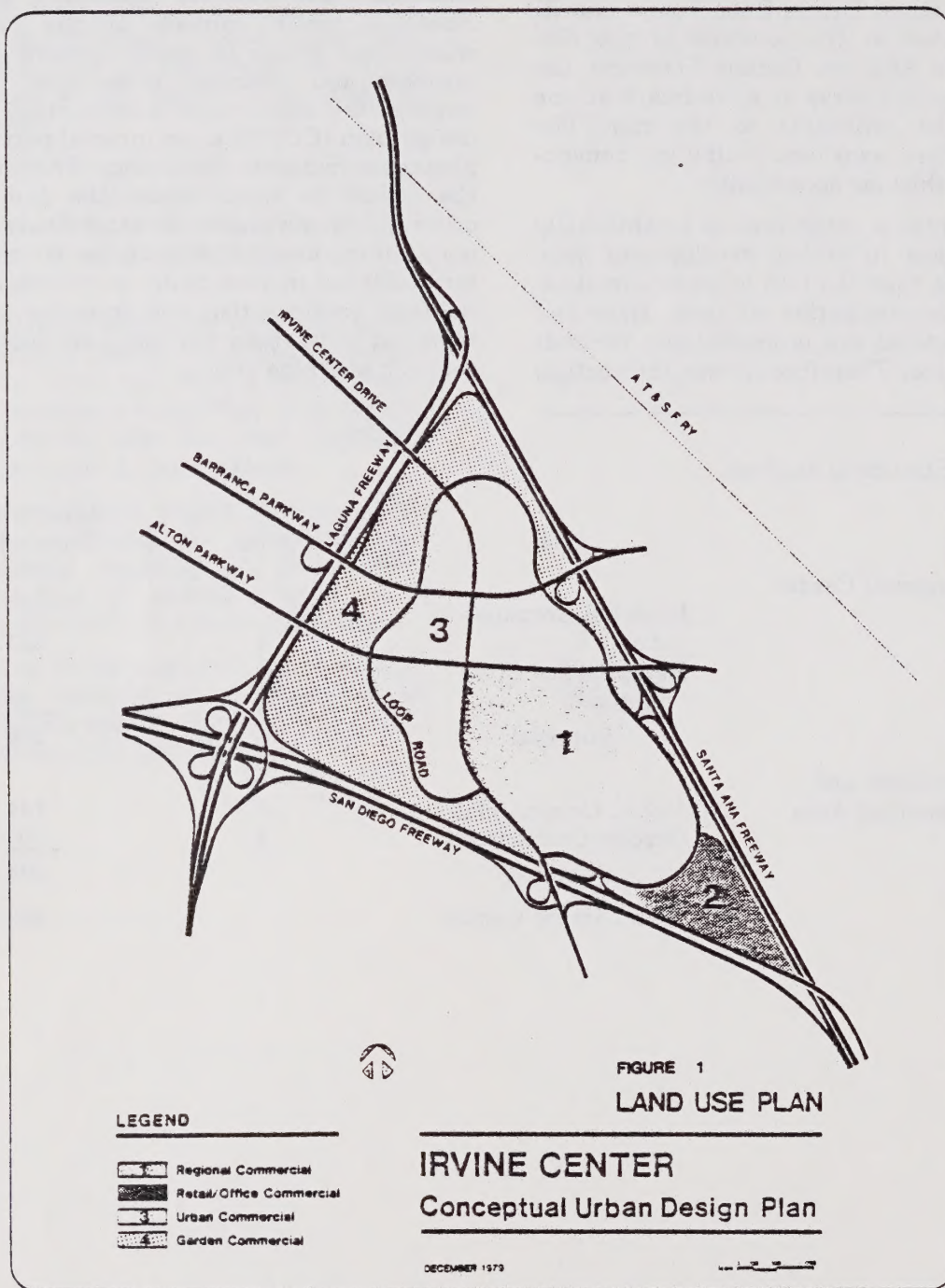
Irvine Center will be a multi-use commercial activity district serving the communities of Irvine, Laguna Beach, Lake Forest and El Toro. Situated at the juncture of the San Diego, Santa Ana and Laguna Freeways, the development will serve as a landmark at one of the major entrances to the city. The location offers excellent visibility, convenience and vehicular accessibility.

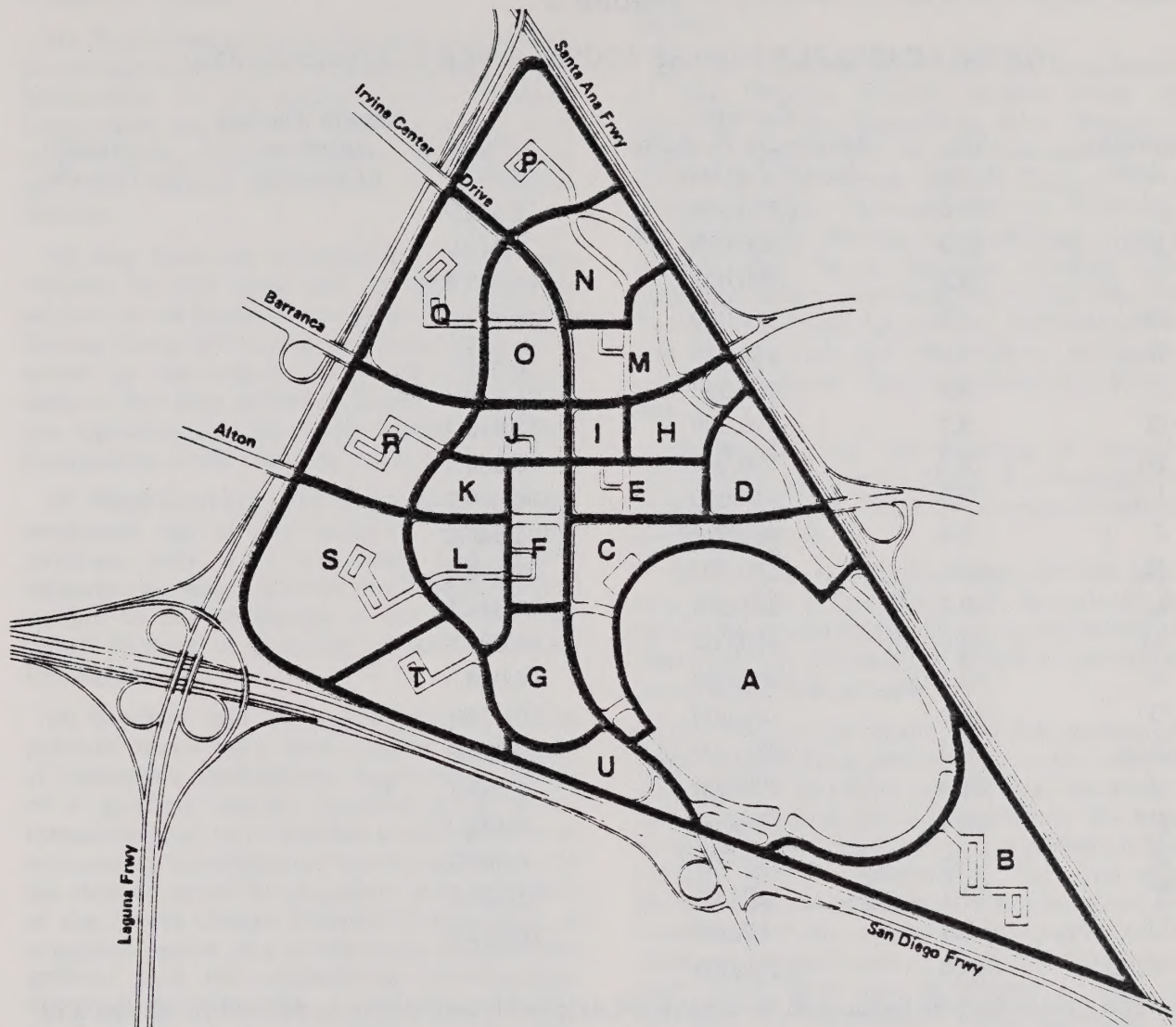
Irvine Center is envisioned as a continually evolving place in which development may require more than ten (10) years to complete. A precise determination of uses, sizes and specific locations are unpredictable for that length of time. Therefore, it was impractical

to prepare a precise site layout at one time for the entire Irvine Center project. In order to resolve this problem, Irvine Center was organized into two (2) integrated phases: Phase I, which consists of the regional center, and Phase II, which consists of the business and financial areas. Each phase requires the approval of a conceptual urban design plan (CUDP) as an integral part of the planned community regulations. The intent of the CUDP is to delineate the principles, criteria and standards of each phase while maintaining design flexibility as Irvine Center builds out incrementally over time. Actual building configuration and intensity will be reviewed at the time site plans are submitted for each planning area.

V.E-322.1. Statistical analysis.

	<i>Use</i>	<i>Area</i>	<i>Approximate Gross Acres</i>
Phase I: Regional Center	Regional Commer-		
	cial	1	151
	Retail/Office Com-		
	mmercial	2	<u>35</u>
	Subtotal		186
Phase II: Business and Financial Area	Urban Commercial	3	144
	Garden Commercial	4	<u>150</u>
	Subtotal		294
	Total Irvine Center		480





CONCEPTUAL URBAN DESIGN PLAN
IRVINE CENTER

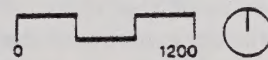


FIGURE 2
PLANNING AREAS

THE IRVINE COMPANY

Skidmore, Owings & Merrill
Architects/ Engineers/Planners
September 1979
Revised September 1980

FIGURE 3

GROSS LEASEABLE SQUARE FOOTAGE PER PLANNING AREA

<i>Planning Area</i>	<i>Net Acres</i>	<i>Current Maximum Building Square Footage(1)</i>	<i>Per Acre</i>	<i>Square Footage Approved to Date(2)</i>	<i>Available for Transfer</i>
A	106.5	1,750,000	16,431.9		
B(3)	32.9	200,000	6,079.0		
C	18.2	480,000	28,373.6		
D	7.0	110,000	15,714.3		
E	7.0	415,000	59,285.7		
F	4.4	800,000	181,818.2		
G	8.7	110,000	12,643.7		
H	5.8	110,000	18,965.5		
I	3.0	410,000	136,666.7		
J	4.4	460,000	104,545.5		
K	5.1	110,000	21,568.6		
L	9.3	245,000	26,344.1		
M	9.6	400,000	41,666.7		
N	11.1	400,000	36,036.0		
O	11.0	120,000	10,909.1		
P	19.5	324,000	16,615.3		
Q	22.8	220,000	9,649.1		
R	18.4	150,000	8,152.2		
S	21.8	110,000	6,880.7		
T	13.1	150,000	11,450.3		
U	4.9	52,000	10,612.2		
Total	344.5	7,126,000			

- (1) The square footage listed is to be considered as gross leasable area as defined in section 3 of this ordinance
- (2) Approved final site plan
- (3) If the results of the 1980 AICUZ study prohibits development within Planning Area B, all the square footage shown may be transferred

V.E-322.2. Notes.

(1) Regardless of the provisions of this text, no construction shall be allowed within the boundaries of the Irvine Center Planned Community except that which complies with all provisions of the applicable building codes and the various mechanical codes related thereto.

(2) Any land use proposal not specifically covered by this plan and its text shall be subject to the regulations of the City of Irvine Zoning Code. Whenever the regulations contained in this text conflict with the regulations of the City of Irvine Zoning Ordinance, the regulations of the Irvine Center Planned Community shall take precedence.

(3) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted subject to the provisions of the A "Agricultural" District of the City of Irvine Zoning Ordinance.

(4) Grading will be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit. Required grading information shall be submitted to the director of community development for his approval. At the time of actual development of any portion of the Irvine Center Planned Community, a complete report of a preliminary engineering geology and soil engineering investigation showing evidence for a safe and stable development is to be submitted with the tentative tract map. The recommendations by the engineering geologist and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. The soil engineer and engineering geologist must certify the stability of the site prior to issuance of building permits.

(5) The height of all buildings and structures shall not exceed FAA criteria and be reviewed and approved at the time of conceptual design review and preliminary site plan review.

(6) Water service and sewage disposal facilities within the planned community area

shall be furnished by the Irvine Ranch Water District.

(7) The property lies within the boundaries of the Orange County Master Plan of Drainage for the East Irvine area. The plan, when completed, will be administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master plan facilities or the dedication of right-of-way.

(8) Detailing of the location of the 60 CNEL line relative to Phase II development shall be made at Phase II conceptual design review hearings.

(9) For the conceptual design review hearing, the EIR information will be updated to that level of specificity which is equivalent to that level of information which is generally required for that process.

(10) Prior to the approval of the conceptual urban design plan, the applicant shall submit data from a qualified archeologist/paleontologist determining the significance of the sites in the P.C. and making recommendations for salvage and/or preservation. The data submitted shall also designate which sites will be destroyed by the project as proposed, which sites can be built upon and still be preserved, and which sites are significant enough to salvage. The archeologist shall be notified of and review the test borings done by the soils engineer.

(11) Prior to the submission of the conceptual urban design plan, a plan of drainage shall be prepared in conjunction with that required for the I.L.C.-East which meets the approval of both the Orange County Flood Control District and the City of Irvine.

(12) The applicant shall pay a deposit commensurate with that which is charged for a zone change for the processing of the conceptual urban design plan.

(13) Parking in the aircraft crash hazard zone shall be permitted as a use consistent

with the Irvine General Plan. Any other land uses proposed within this area shall be in accordance with the City of Irvine General Plan (figures 8F and 8G) until such time as changes in the operational procedures of MCAS El Toro cause revisions in the boundaries of the zone.

(14) The interiors of nonresidential structures shall be sound attenuated from exterior noise to meet the following intrusive interior noise criteria:

<i>Use</i>	<i>Leq (12)</i>
Private office	40 to 50
General office	45 to 55
Bank, retail store, restaurants ...	50 to 55
Shopping mall	50 to 60
Assembly, testing	65 to 75
Leq (12) is the energy average noise level for the 12-hour period of 7:00 a.m. to 7:00 p.m.	

(15) The interiors of motel and hotel structures shall be attenuated from exterior noise in conformance with title 25 of the California Administrative Code.

(16) Prior to the issuance of building permits, a noise study demonstrating the Leq (12) based on the measured noise level not exceeded by ninety-five (95) per cent of the field mirror practice landing operations over the site and the effectiveness of the proposed construction techniques for meeting the criteria established in note (14) shall be submitted to the director of community development.

(17) The area adjacent to the freeway right-of-way lines shall be landscaped to a depth of approximately thirty (30) feet. The exact depth shall be determined during preliminary site plan review. Landscaping for these areas shall consist of an effective combination of trees, ground cover and shrubbery, and may include such items as sidewalks, access driveways, allowed signs, flagpoles, fountains, lights and other similar appurtenances.

(18) During final site plan review of the regional shopping center, the applicant shall indicate an area within the center, for use by the Irvine Public Safety Department. Prior to approval of final site plans, the applicant and

the city shall come to an agreement on how the city is to obtain this space. The plans and agreement shall be reviewed by the director of public safety to ensure they conform to the department's requirements.

(19) Prior to or in conjunction with the submittal of the first tentative map for Irvine Center, the applicant and the city shall come to an agreement on the location and size of a maintenance station to service Irvine Center. This agreement shall be reviewed and approved by the director of public works.

(20) Prior to the approval of the first tentative map for Irvine Center Phase II, the applicant and the city shall determine the alignment of the transportation corridor and identify locations of transit stops. The alignment and transit stop locations shall be reviewed by the transportation commission and approved by the director of public works prior to this determination. The alignment shall appear as an easement/reservation for future dedication on all subsequent tentative maps where applicable.

(21) Prior to or in conjunction with the submittal of the first tentative map for Irvine Center, the applicant shall submit a master plan of bicycle trails to be reviewed by the transportation commission and approved by the planning commission. The master plan shall show the regional level and "backbone" system. As part of this system, an alignment for a class I bicycle trail through Irvine Center shall be shown to ensure consistency with the city's adopted general plan unless the general plan has been amended so that the trail classification has been changed. In any event, the master plan shall be consistent with the general plan in effect at the time the master plan is submitted. Internal or local trail systems shall be approved in conjunction with each site plan and corresponding tentative map, where such a map is required.

(22) Prior to or in conjunction with the submittal of the first tentative map for Irvine Center, the applicant shall submit a plan showing riding and hiking trail connections, which shall be consistent with the then adopted general plan for such trails.

(23) Prior to or in conjunction with the submittal of the first tentative map for Irvine Center, the applicant shall submit a master plan showing potential bus stops and bus shelters for review and approval by the transportation commission.

(24) Prior to the submittal of the first tentative map for Irvine Center, the applicant shall submit an analysis of circulation improvements which will be required as a result of development. This analysis shall address phasing of necessary major improvements. It shall be reviewed by the transportation commission and the planning commission prior to approval by the city council. Each time a tentative map is submitted for approval, the analysis shall be updated and then used to identify appropriate conditions of approval. A report on the status of circulation improvements shall be prepared on an annual basis from the date of approval for the first tentative map in Irvine Center and submitted for the city council's review.

(25) At the time of filing parcel maps abutting the freeway near the proposed site, the city may require the developer to landscape the adjoining freeway, if the state concurs with this requirement and if the state agrees to maintain the landscaping.

(26) Prior to the approval of any tentative map for Irvine Center, the feasibility of a development agreement shall be investigated to ensure projected revenues to the city and reduce uncertainties related to the development from both the viewpoint of the developer and the city. The analysis and recommendations shall be reviewed by the planning commission and accepted by the city council prior to the approval of any tentative map for Irvine Center.

V.E-322.3. Definitions.

(a) *Gross Leasable Square Footage*: Gross leasable square footage shall consist of the square footage area within the exterior facade or line of the exterior walls of the building, including basement and subterranean areas, balcony and mezzanine space, except that the following areas shall not be included:

- (1) Areas which are used exclusively to house mechanical, electrical, telephone, heating,

ventilation, air conditioning and other such building operating equipment, including trash compactors and baling equipment.

- (2) Service corridors, exit corridors or stairs not contained within any area exclusively appropriated for the use of any single occupant.
- (3) Mall pedestrian circulation not contained within any area exclusively appropriated for the use of any single occupant, including stairs and vertical transportation.
- (4) Truck loading areas, truck tunnels, truck parking, turnaround and dock areas, and ramps and approaches to such truck loading areas.

(b) *Net Acres*: The total horizontal area within the property lines of a lot or parcel of land, expressed in acres, exclusive of all right-of-way and all easements that physically prohibit the surface use of a portion of the property.

(c) [*Other Terms*]: All other terms as defined in section V.E-103 through V.E-128 of the Irvine Zoning Ordinance.

V.E-322.4. Regional commercial (area 1).

(a) *Permitted Uses*:

- (1) Retail commercial uses such as, but not limited to:
 - a. Department stores.
 - b. Retail shops.
 - c. Restaurants.
 - d. Barber and beauty shops.
 - e. Auto accessories and service.
 - f. Gasoline sales.
 - g. Facilities ancillary to the above uses.
- (2) Entertainment, civic and cultural uses, such as but not limited to:
 - a. Movie theaters.
 - b. Discotheques.
 - c. Ice skating.

- d. Concert facilities.
 - e. Libraries.
 - f. Cocktail lounges.
 - g. Museum.
 - h. Exhibits.
 - i. Live performance facilities.
 - j. Facilities ancillary to the above uses.
- (3) Institutional and office uses, such as but not limited to:
- a. Banks.
 - b. Savings and loan associations.
 - c. General offices.
 - d. Professional offices.
 - e. Travel agencies.
 - f. Photography.
 - g. Post office.
 - h. Brokerage houses.
 - i. Computer centers.
 - j. Facilities ancillary to the above uses.
- (4) Hotels and their typical accessory uses, such as but not limited to:
- a. Restaurants.
 - b. Conference and convention rooms.
 - c. Retail shops.
 - d. Facilities ancillary to the above uses.

- (5) Temporary uses designated on the site plan shall be subject to a conditional use permit approved by the zoning administrator.

(b) *Development Standards:*

- (1) *Site requirements:* See section V.E-229, City of Irvine Zoning Ordinance.
- (2) *Gross leasable square footage:*
 - a. Limits on gross leasable square footage have been established for each planning area as shown in figure 3. At the time a preliminary site plan is submitted for a planning

area, the proposal shall comply with the procedure set forth in section V.E-322.8 of this ordinance.

(3) *Setbacks:*

- a. See section V.E-229, City of Irvine Zoning Ordinance.
- b. *Street setbacks:* Setbacks shall be determined at the time of preliminary site plan review. Bridge structures for the purposes of pedestrian and bicycle crossings of public roadways shall be permitted within the right-of-way area.

- (4) Building height shall conform to applicable FAA regulations provided that maximum height permitted shall not exceed two hundred ten (210) feet above natural grade. The actual building height shall be determined at preliminary site plan review.

- (5) *Streetside landscape area:* In addition to the parkway, there shall be a ten-foot landscape setback along all public streets. Landscaping in the parkways and setback areas shall consist of an effective combination of trees, ground cover and shrubbery, and may include such items as sidewalks, bike trails, access driveways, allowed signs, flagpoles, fountains, lights and other similar appurtenances.

(6) *Parking requirements:*

- a. Off-street parking areas shall be landscaped with a mixture of trees, shrubs, ground cover and other plant material as determined at the time of preliminary site plan review.
- b. The minimum number of parking spaces required shall be one car for each two hundred (200) square feet of gross leasable floor area (see section V.E-322.3, "Definitions") for all uses within this zone except hotel rooms. Hotel rooms shall be calculated based on one car space for each guest unit.
- c. All other requirements shall be as per City of Irvine parking codes (sections V.E-401 through V.E-407).

V.E-322.5. Retail/office commercial (area 2).

(a) *Uses Permitted:*

- (1) Professional and business offices, such as but not limited to:
 - a. Insurance companies.
 - b. Medical, dental, etc.
 - c. Banks, savings and loan and other financial offices.
 - d. Attorney.
 - e. Accountants.
 - f. Engineers, architects, planners, etc.
 - g. Travel agencies.
 - h. Corporate headquarters; general office space.
- (2) Retail commercial, such as but not limited to:
 - a. Furniture stores.
 - b. Restaurants and food facilities.
 - c. Household accessories.
 - d. Specialty stores.
 - e. Car wash and gasoline sales.
- (3) Temporary uses designated on the site plan shall be subject to a conditional use permit approved by the zoning administrator.

(b) *Development Standards:*(1) *Gross leasable square footage:*

- a. Limits on gross leaseable square footage have been established for each planning area as shown in figure 3. At the time a preliminary site plan is submitted for a planning area, the proposal shall comply with the procedure set forth in section V.E-322.8 of this ordinance.

(2) *Setbacks:*

- a. Interior setbacks—None required.
- b. Building setbacks from public streets shall be twenty (20) feet measured from the right-of-way line.

- c. Building setbacks adjacent to free-ways shall be a minimum of fifty (50) feet as measured from the ultimate freeway right-of-way line.

- (3) Building height shall conform to applicable FAA regulations provided that maximum height permitted shall not exceed two hundred ten (210) feet above natural grade. The actual building height shall be determined at preliminary site plan review.

- (4) *Streetside landscape area:* The entire area between the curb to twenty (20) feet back of the street right-of-way lines shall be landscaped. In the case where parking lots are adjacent to the street right-of-way, the paved surface of these parking areas shall be separated from the street right-of-way by a landscape area having a dimension of not less than ten (10) feet. Landscaping in these areas shall consist of an effective combination of trees, ground cover and shrubbery, and may include such items as sidewalks, access driveways, allowed signs, flagpoles, fountains, lights and other similar appurtenances.

(5) *Parking areas:*

- a. A minimum of ten (10) per cent of the total off-street parking area shall be landscaped with a mixture of trees, shrubs, ground cover and other plant material.
- b. All other requirements shall be as per City of Irvine parking code (sections V.E-401 through V.E-407).

V.E-322.6. Urban commercial district (area 3).

(a) *Permitted Uses:*

1. Retail and service businesses.
2. Specialty commercial.
3. Business, professional, financial and medical offices.
4. Office and commercial condominiums.
5. Commercial recreation and recreation facilities.

6. Civic, cultural, institutional and government facilities.
7. Restaurants, fast food facilities, bars and nightclubs.
8. Theaters.
9. Parking lots, structures and facilities.
10. Automobile services, service stations and related uses.
11. Hotels, motels and motor inns.
12. Conference and convention facilities.
13. Medical clinic and hospital facilities.
14. Accessory structures and uses necessary and customarily incidental to permitted uses.

(b) Uses Permitted Subject to a Conditional Use Permit:

1. Temporary uses shall be subject to a conditional use permit approved by the zoning administrator. Such uses shall be permitted prior to submittal of preliminary site plans for the planning area in which they are located. Such uses shall also comply with section V.E-901 through V.E-907 of the Irvine Zoning Ordinance where applicable.
2. Outdoor vendors shall be subject to a conditional use permit approved by the zoning administrator. Such uses shall be permitted on private property only and not in the public right-of-way. These users shall obtain a business license and furnish a letter from the property owner granting them permission to operate.

(c) Development Standards:

1. *Site requirements:*
 - a. Minimum site size shall be ten thousand (10,000) square feet. Sites of twenty thousand (20,000) square feet or greater may contain parcels smaller than ten thousand (10,000) square feet for the purposes of condominium ownership, ground leases or financing.
2. *Gross leaseable square footage:* Limits on gross leaseable square footage have been

established for each planning area as shown in figure 3. At the time a preliminary site plan is submitted for a planning area, the proposal will be checked against the square footage limit.

- a. If the square footage is below the limit established for the planning area, the remainder may be used for a subsequent development proposal within that planning area or may be available for transfer to other planning areas.
- b. If an applicant intends to submit a preliminary site plan which shows development in excess of the square footage limit for a planning area, he must comply with the procedure set forth in section V.E-322.8 of this ordinance.
- c. For purposes of this section, the limits on gross leaseable square footage refers to the area as it is defined in section V.E-322.3(a) of this ordinance. The square footage contained in parking structures shall not be counted in determining whether or not a proposal conforms with the gross leaseable square footage limits.

3. *Setbacks:*

- a. Building setbacks from streets:
 - (1) Minimum building setbacks from streets shall be measured from the curb face and shall comply with the following standards:
 - (a) Thruways and parkways—Minimum of eighteen (18) feet except at designated entry points to communities, neighborhoods and environmental areas.
 - (b) Thruways and parkways at entry points—Minimum of twenty-four (24) feet or as otherwise approved in design review process, for purposes of safety, visual impact and identification of community and environmental areas.

(c) Community collector with no median strip—Minimum of eighteen (18) feet.

(d) Community collector with fourteen-foot-wide median strip—Minimum of twelve (12) feet.

(e) Local collector—Minimum of twelve (12) feet where abutting side or rear property lines and minimum of ten (10) feet where abutting front property lines.

(f) Local (public or private)—Minimum of eight (8) feet.

(2) For purposes of this section, the roads within Irvine Center shall be classified as follows:

<i>Street</i>	<i>Classification</i>
Irvine Center Drive	Thruway
Alton Parkway	Parkway
Barranca Parkway	Parkway
Loop Road	Community Collector
Service Grid	Local Collector/Local

(3) Parking structures shall have an additional ten (10) feet beyond the required setback for those portions of the structures which have parking areas along the exterior wall on the ground floor.

The streetside setback may be the same as is noted for buildings in subsection 3a(1) for those portions of the structure which have retail or office uses along the exterior wall on the ground floor.

(4) These regulations require that the alignment of the transit corridor shall be determined prior to the approval of the first tentative map. It is intended that this alignment will parallel one (1) or more of the streets through Irvine Center. After this alignment is determined, the building setback along this alignment shall be a minimum of forty (40) feet from the curb face.

b. *Interior lot line setback.*

(1) Zero setback shall be permitted.

4. *Maximum site coverage:* Maximum site coverage shall be determined as follows:

<i>Height of Structure (stories)</i>	<i>Area Within Required Setbacks (percentage)</i>
Up to 12	100
13 to 14	90
15 to 16	80
17 to 18	70
19 to 20	60

Parking structures shall be subject to the same extent of site coverage.

5. *Maximum building height:*

a. Building height shall conform to applicable FAA regulations provided that maximum height permitted shall not exceed two hundred ten (210) feet above natural grade. The actual building height shall be determined at preliminary site plan review.

6. *Streetside landscape:* Landscaping in the parkways and setback areas shall consist of an effective combination of trees, ground cover, and shrubbery and may include such items as sidewalks, bike trails, access driveways, allowed signs, flagpoles, fountains, lights, bus shelters, transit stations and other similar appurtenances.

7. *Parking requirements:*

a. A minimum of fifteen (15) per cent of the total off-street surface parking areas shall be landscaped with a mixture of shrubs, ground cover and other plant material as determined at the time of preliminary site plan review.

b. The minimum number of parking spaces required shall be as identified in the Irvine Zoning Ordinance, Section V.E-401 et seq.; except that in buildings with four (4) or more stories, the square footage used to determine parking requirements shall not include the area used for elevator

shafts, elevator lobbies, mechanical equipment and stairwells.

- c. All other requirements shall be as per City of Irvine Zoning Ordinance (sections V.E-401 through V.E-406).

V.E-322.7. Garden commercial district (area 4).

(a) *Permitted Uses*: Permitted uses shall be the same as those allowed in area 3, urban commercial district, as noted in section V.E-322.6(a) of this ordinance.

(b) *Uses Permitted Subject to a Conditional Use Permit*: Uses allowed subject to a conditional use permit shall be the same as those noted in section V.E-322.6(b) of this ordinance.

(c) *Development Standards*:

1. *Site requirements*:

- a. Minimum site size shall be ten thousand (10,000) square feet. Sites of twenty thousand (20,000) square feet or greater may contain parcels smaller than ten thousand (10,000) square feet for the purposes of condominium ownership, ground leases or financing.

2. *Gross leaseable square footage*:

- a. Limits on gross leaseable square footage have been established for each planning area as shown in figure 3. At the time a preliminary site plan is submitted for a planning area, the proposal shall comply with the procedure set forth in section V.E-322.8 of this ordinance.

3. *Setbacks*:

a. *Building setbacks from streets*:

- (1) Minimum building setbacks from streets shall be measured from the curb face and shall comply with the following standards:
- (a) Thruway and parkway—Minimum of thirty-eight (38) feet except at designated entry points to communities, neigh-

borhoods and environmental areas.

- (b) Thruway and parkway, at entry points—Minimum of forty-four (44) feet or as otherwise approved in design review process, for purposes of safety, visual impact and identification of community and environmental areas.

- (c) Community collector with no median strip—Minimum of thirty-eight (38) feet.

- (d) Community collector with fourteen-foot-wide median strip—Minimum of thirty-two (32) feet.

- (e) Local collector—Minimum of thirty-two (32) feet where abutting side or rear property lines and minimum of thirty (30) feet where abutting front property lines.

- (f) Local (public or private)—Minimum of twenty-eight (28) feet.

- (2) Building setbacks adjacent to freeways shall be a minimum of fifty (50) feet as measured from the ultimate freeway right-of-way line.

- (3) These regulations require that the alignment of the transit corridor shall be determined prior to the approval of the first tentative map. It is intended that this alignment will parallel one (1) or more of the streets through Irvine Center. After this alignment is determined, the building setback along this alignment shall be a minimum of forty (40) feet from the street right-of-way.

- b. *Interior lot line setback*: Minimum of twenty-foot setback from interior lot lines.

4. *Maximum site coverage*: Up to one hundred (100) per cent of the area within

the required setbacks may be used for building site coverage. Parking structures shall be included in determining the extent of site coverage.

5. *Maximum building height:* Maximum building height shall be five (5) stories except that ten (10) per cent of all structures at ultimate development may be ten (10) stories. Average building height of all structures at ultimate development shall not exceed three (3) stories with no more than fifty (50) per cent of all structures between three (3) and five (5) stories. Actual building heights shall be determined during preliminary site plan review. Building height shall conform to applicable FAA regulations provided that maximum height permitted shall not exceed two hundred ten (210) feet above natural grade.
6. *Streetside landscape:* The area between the curb face and the building setback line shall be landscaped except in cases where parking lots are adjacent to the street right-of-way. In these cases, the paved surface of the parking area shall be separated from the street right-of-way by a landscaped area having a dimension of not less than ten (10) feet. Landscaping in these areas shall consist of an effective combination of trees, ground cover, and allowed signs, flagpoles, fountains, lights, bus shelters, transit stations and other similar appurtenances.
7. *Parking requirements:*
 - a. The minimum number of parking spaces required shall be as identified in Irvine Zoning Ordinance, Section V.E-401 et seq.; except that in buildings with four (4) or more stories, the square footage used to determine parking requirements shall not include the area used for elevator shafts, elevator lobbies, mechanical equipment and stairwells.
 - b. All other requirements shall be as per City of Irvine Zoning Ordinance (Section V.E-401 through V.E-406).

[V.E-322.8. Irvine Center review process.]

(a) *Overview:* Because of the variety of the uses proposed for Irvine Center, it is necessary to create a review process which provides the City of Irvine with adequate review procedures for future development while providing the applicant with timely direction during the site design phase of the project. In place of a single site plan review for the entire Phase II planning area, the review process shall be divided into two (2) stages.

(b) *Analysis of Circulation Improvements:* Prior to the submittal of the first tentative map for Irvine Center, the applicant shall submit an analysis of circulation improvements which will be required as a result of development. This analysis shall address phasing of necessary major improvements. It shall be reviewed by the transportation commission and the planning commission prior to approval by the City Council. Each time a tentative map is submitted for approval, the analysis shall be updated and then used to identify appropriate conditions of approval.

(c) *Tentative Map:* A tentative map shall be submitted prior to or in conjunction with the preliminary site plan for each planning area. The tentative maps may encompass more than one (1) planning area. The submittal and review procedure for the tentative maps shall be in accordance with the Irvine Subdivision Ordinance section V.F-101 et seq.

(d) *Transfer of Gross Leaseable Square Footage.* The director of community development shall maintain a chart which lists the amount of gross leaseable square footage assigned to each of the planning areas in Irvine Center, the amount approved for development as part of preliminary and/or final site plans, and the amount available for transfer to other planning areas.

If an applicant intends to submit a preliminary site plan which shows development in excess of the square footage limit for a planning area (as set forth in figure 3 of this ordinance), he must identify other

planning areas which have excess square footage which could be transferred and provide a legal document signed by the applicant and the landowner(s) of the contributing planning area(s) agreeing to the transfer. This document shall be designed to run with the land and shall be reviewed and approved by the city attorney prior to approval of the transfer. This document shall provide a restriction against the development rights of the contributing site when these rights have been transferred to the receiving site. Each transfer shall be approved by the director of community development prior to submittal of the preliminary site plan. In transferring, the amount of square footage remaining in each of the planning areas which contributed must be equivalent to at least ten thousand (10,000) square feet per acre. The requirement that ten thousand (10,000) square feet per acre must remain may be waived if development in a given planning area is restricted by a crash hazard designation. Once a transfer is approved, the chart listing the units on gross leaseable square footage shall be revised to reflect the transfer.

(e) *Preliminary Site Plan Review:* A preliminary site plan shall be submitted prior to development within a planning area. Planning areas for Irvine Center are depicted in figure 2. Preliminary site plan review will delineate the specific program of uses, design standards and site layout for each planning area. Preliminary site plans shall be submitted to the planning commission. The planning commission shall review the preliminary site plan for conformance with the approved P.C. regulations for Irvine Center. The applicant shall submit the preliminary site plan in the form of a design program which shall indicate the following information:

1. Lot or site dimensions.
2. Location and configuration of common areas.
3. All buildings and structures to include proposed use, location and approximate size and height ranges.
4. Side yards and distance between buildings.

5. Perimeter walls and fences, to include location, height and materials.
6. Off-street parking, to include location, number of spaces (regular and compact), dimensions of parking area and internal circulation pattern.
7. Pedestrian, bicycle, vehicular and service circulation, including points of ingress and egress to the site.
8. Loading areas, to include location, number of spaces, internal circulation.
9. The general character and configuration of the exterior lighting plan for the entire area.
10. The location and general nature of landscaping elements, including streetscape plans and freeway edge treatment, if applicable.
11. Maintenance cost projections.
12. The location and configuration of refuse disposal facilities.
13. Street circulation patterns and design.
14. An architectural program for the individual planning area submitted.
15. Provisions for security and fire protection as they relate to the site plan.
16. Any other information deemed necessary by the director of community development.

(f) *Sign Program for Center Identification:* Prior to approval of the first final site plan, the applicant shall submit a comprehensive program for any center identification, directional and future facility signs. This program shall include the location, dimensions, materials and colors for the proposed signs.

(g) *Final Site Plan Review:* Final site plan review will present a definitive design for each project within a planning area. A project may involve one (1) or more buildings within a planning area. A final site plan will be subject to the approval of the director of community development. If the final site plan includes modifications or changes to the preliminary plan, the director of community development shall determine whether or not

those changes are minor in nature. Those changes which are not determined to be minor shall be reviewed and approved by the planning commission in accordance with the procedures for preliminary site plan review. Temporary uses, as indicated in section V.E-322.4 through V.E-322.7, shall not require preliminary site plan review but shall require a conditional use permit issued by the zoning administrator. The applicant shall submit the final site plan review in the form of drawings which shall indicate the following information:

1. Elevations of all buildings.
2. Building materials.
3. Access and circulation plan for the entire project.
4. Landscape and lighting plans for the area immediately adjacent to the buildings.
5. Floor plans.
6. A sign program indicating the general design, size, location and method of illumination for signs. This program shall conform to the provisions of Section V.E-601 through V.E-688 of the Irvine Zoning Ordinance. This requirement may be deferred at the request of the applicant as long as the sign program is submitted prior to issuance of building permits.

(h) *Revisions to Final Site Plan:* Minor revisions to final site plans shall be made subject to the approval of the director of community development. Revisions other than those determined by the director of community development to be minor in nature shall be made pursuant to the same procedure as set forth in this section for the review and approval of the preliminary site plan (see section V.E-322.8(e))

(i) *Revisions to the Limit on Gross Leaseable Square Footage Assigned to Planning Areas:* If the boundaries of the planning areas are modified because of changes to the configuration of the circulation system or for other reasons, the limit on gross leaseable square footage assigned to the planning areas may be adjusted by the director of community development. (Ord. No. 81-1, § 3, 1-13-81)

Editor's note—Section V.E-322, subsections V.E-322.1—322.8, is derived from § 3 of Ord. No. 81-1, adopted Jan. 13, 1981, and supersedes former § V.E-322, subsections V.E-322.1—322.5, derived from Ord. No. 96, § 11.25, adopted Feb. 26, 1974, and Ord. No. 126, adopted Dec. 10, 1974.

Sec. V.E-322A. Reserved.

Editor's note—Section V.E-322A, subsections V.E-322A.1—322A.6, relating to Phase I of the Irvine Center Design Plan, derived from Ord. No. 201, § 3, adopted Nov. 22, 1977, was repealed by § 3 of Ord. No. 81-1, adopted Jan. 13, 1981.

Sec. V.E-323. Irvine Industrial Complex—East.

The supplemental regulations for the Irvine Industrial Complex—East "PC" District are as follows:

V.E-323.1. Statistical analysis.

The Irvine Industrial Complex—East Planned Community has been divided into two basic groups:

<i>Use</i>	<i>Area</i>	<i>Gross Acres</i>
Commercial group	1	120*
Industrial group	2	1,337
Total		1,457

*Each commercial site shall not exceed thirty (30) acres and the cumulative of all commercial sites shall not exceed 120 acres total.

V.E-323.2. General intent and purpose.

The intent of the planned community regulations contained herein is to guide the planning, design and development of a business and industrial center. The business and industrial center is to be perceivable from the integrity of its overall design. Developmental quality through site planning, neighborhood design, streetscapes, architectural design, materials and workmanship of all buildings and structures is encouraged in the regulations contained in this ordinance.

V.E-323.3. Notes.

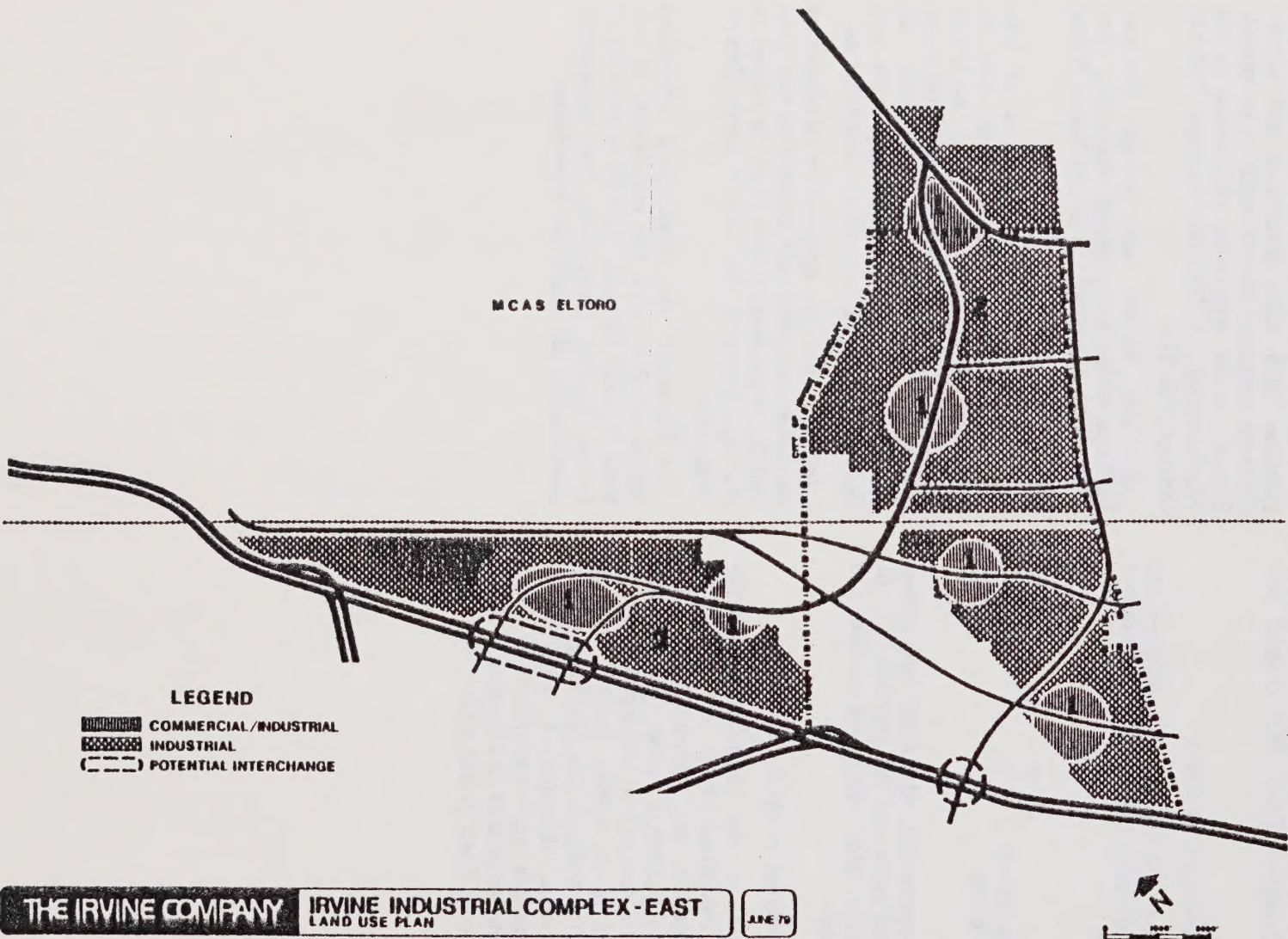
(a) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted. Subject to the applicable regulations of the "Agricultural" A District, sections V.E-212 through V.E-216.

(b) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(c) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Irvine Industrial Complex-East Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(d) Any land use proposal or development standard not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance.

(e) Whenever the regulations contained herein conflict with the regulations of sections V.E-219 through V.E-230 of the City of Irvine Zoning Ordinance, the regulations contained herein shall take precedence.



(f) A plan for silt control for all storm runoff from the property during the rainy months of construction (October 15 through April 15 only) during initial operation of the tract, maintaining the integrity of silt control facilities during normal operation shall be prepared and submitted to the California Water Quality Control Board Staff for their review prior to the issuance of a grading permit.

(g) Approval by the air pollution control district of any plans, devices, or facilities for the control of any air pollutants which may be generated, shall be required.

(h) After commencement of construction of any structure, or improvement thereon, the owner shall diligently prosecute the work thereon, to an end that the structure shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

(i) The provisions contained in this planned community (PC) ordinance shall apply as specified to all business, office professional, industrial and commercial uses that are permitted within the Irvine Industrial Complex-East.

(j) The interiors of the buildings in the complex will be sound attenuated from exterior noise to a level equal to the design ambient base noise level within the building plus ten (10) dBA. Sound attenuation below 55 dBA will not be required.

(k) At the time of any change in occupancy of any existing industrial building, such new occupant shall be required to obtain a new certificate of use and occupancy. The director of community development shall be responsible for certifying the compliancy with the approved noise attenuation standards contained in note (j) above.

(l) Development shall be permitted within the overflight corridors subject to the granting of a conditional use permit. The overflight corridors are defined as those areas within 1,000 feet on either side of the extended center line of any runway at the U.S. Marine Corps Air Station, El Toro, where such a line crosses the IIC-E. In the case of parallel runways 16/34 left and right, the total width of the corridors will be 2,000 feet plus the distance between the center line Supp. SPC No. 7

of the two (2) runways. No illumination which may create visual distractions to aircraft in the flight pattern of MCAS El Toro will be permitted.

(m) Exceptions to the parking standards expressed in the parking ordinance of the city will be included in a parking plan which will be subject to approval of the planning commission. In general shared uses for parking will be included which conform to the intent of the zoning ordinance, and are consistent with any existing applicable parking management program adopted by the EPA or the City of Irvine subsequent to approval of these planned community regulations.

(n) Grading within the zone shall be subject to the approval of the director of community development.

(o) Prior to the approval of tentative maps, the applicant shall submit data from a qualified archaeologist and a qualified paleontologist determining the significance of the sites in the planned community and making recommendations for salvaging and/or preservation. The data submitted shall also designate which sites will be destroyed by the project as proposed, which sites can be built upon and still be preserved, and which sites are significant enough to salvage. The archaeologist and paleontologist shall be notified of and review the test borings done by the soils engineer.

(p) Prior to the filing of a tentative map a plan for the phase containing that tentative map will be provided for planning commission review. In the event a tentative map is the same as the phasing plan, the requirement will be waived.

(q) Building permits and tentative subdivision maps for any development shall be subject to the city's transportation management plan dated July 1975.

(r) Any right-of-way designated on the development plan and further enumerated below shall be designated as a special landscaped street requiring a parallel thirty-foot landscaped building setback area:

Interstate 5	Jeronomo
Alton Parkway	Muirlands
Bake Parkway	Rockfield
Barranca	Toledo
Irvine Blvd.	

(s) Site plans for village centers (commercial nodes) shall include transit transfer distribution points and bus stops and shall be submitted for conformance to City of Irvine standards.

(t) Commercial services locating within the village centers shall be encouraged to provide food and office supply delivery to the industrial tenants.

V.E-323.4. Definitions.

For the purposes of this ordinance, all definitions shall be as provided in the Irvine City Ordinance unless specifically provided below:

(a) *Advertising surface*: Shall mean the total area of the face of the structure, excluding supports.

(b) *Area of elevation*: Shall mean total height and length of a building as projected to a vertical plan.

(c) *Building site area*: Shall mean the total land area of the land described in the use or other permit.

(d) *Front and side of corner lots*: Shall be defined as follows: The narrowest frontage of a lot facing the street is the front; and the longest frontage facing the intersecting street is the side; irrespective of the direction in which structures face.

(e) *Setbacks from street corners*: Shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

(f) *Industrial condominiums*: Shall be defined as a single structure or group of structures designed to accommodate multiple industrial and/or commercial office tenancies on a single parcel of land with each tenant participating in a maintenance association to guarantee perpetual maintenance of all common areas so designated on a subdivision map.

(g) *Industrial condominium site coverage*: Shall be defined as the relationship between the ground floor area of the building or buildings and the net area of the entire site. Said covered area shall be permitted to equal, but not to exceed the amount of common open area.

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V.E-323.5. Commercial group, Area 1.

(a) *Site plan review*: Site plan review for all or a portion of each commercial node will be required as per sections V.E-801 through V.E-807 of the City of Irvine Zoning Code.

(b) *Uses permitted*:

- (1) Professional offices, such as but not limited to the following:
 - a. Accountants.
 - b. Attorneys.
 - c. Dentists, doctors, etc.
 - d. Engineers, architects, planners, etc.
- (2) Business offices, such as but not limited to the following:
 - a. Advertising agencies.
 - b. Banks and other financial offices.
 - c. Employment agencies.
 - d. Escrow and real estate companies.
 - e. Insurance companies.
 - f. Laboratories.
 - g. Corporate headquarters.
 - h. Photographers, artists, etc.
 - i. Travel agencies.
- (3) Government facilities.
- (4) Political, civic, historical, religious and charitable organizations and structures.
- (5) Commercial recreation.
- (6) Accessory uses and structure where related and incidental to a permitted use.
- (7) Retail commercial, such as but not limited to the following:
 - a. Barbershops.
 - b. Beauty shops.
 - c. Liquor stores.
 - d. Convenience markets.
 - e. Restaurants and food facilities.
- (8) Industrial, business, research and/or testing, compatible light manufacturing, professional offices and serviced industrial activities uses provided in section V.E-

323.6 provided, however, that such uses will be compatible and not detract from the commercial/neighborhood concept.

(c) *Uses subject to a conditional use permit:*

- (1) Auto and truck sales and service.
- (2) Hotels and motels.
- (3) Service stations.
- (4) Car wash.
- (5) Day-care centers.
- (6) Retail lumber yards, plumbing supplies and general home improvements.

V.E-323.6. Industrial group, Areas 1 and 2.

(a) *Intent and purpose:* The intent of this section is to allow the location of business and industries engaged primarily in research and/or testing, industries engaged in compatible light manufacturing, business and professional offices, when accessory to permitted use, general manufacturing activities, service industry activities, activities related to contractor and construction industries and in certain areas, subject to the approval of a conditional use permit, heavy manufacturing activities engaged in the indoor or outdoor manufacture or storage of either equipment or materials. The industrial use of the site should encompass the majority of the floor space.

Minor ancillary activities associated with the above activities may be located outside of a building provided screening requirements, as set forth in this document, are observed. Testing facilities may be located outside of a building provided it can be demonstrated that it is in the interest of safety or health of employees and that screening requirements are observed.

(b) *Site plan review:*

- (1) Site plan review: Each site of industrial development will be required for director of community development review with emphasis on, but not limited to, the following design concerns:
 - a. Loading area orientation.
 - b. Parking facilities.
 - c. Landscape and structural screening.
 - d. Vehicular access and circulation.

e. Landscape and irrigation.

f. Pedestrian and bicycle circulation.

If in the opinion of the director of community development a site plan requires planning commission review, the site plan will be referred to the commission for a determination.

- (2) Processing: In the case of planning commission referral, plans must be submitted and processed in conformance with sections V.E-801 through V.E-807 of the City of Irvine Zoning Ordinance. All other cases will be processed as outlined above.

- (3) Appeals: In the case of planning commission review, appeals will be processed in accordance with sections V.E-801 through V.E-807 of the City of Irvine Zoning Ordinance.

(c) *Uses permitted:*

- (1) Public utilities and facilities appurtenant thereto.
- (2) Industrial condominiums.
- (3) Uses primarily engaged in research activities including research laboratories, developmental laboratories and compatible light manufacturing.
- (4) Manufacture research assembly, testing and repair of components, devices, equipment and systems and parts and components.
- (5) General manufacturing and/or assembly.
- (6) Headquarters offices (regional or home offices) of industries. For the purpose of this ordinance, headquarter offices of industries shall be those industries permitted within Area 2. In order to further qualify as a headquarter office, an industry must have at least one office in another location.
- (7) Service industries which provide a service as opposed to the manufacture of a specific product, such as, but not limited to the following:
 - a. The repair and maintenance of appliances or component parts.
 - b. Tooling.
 - c. Printers.

- d. Testing shops.
 - e. Small machine shops.
 - f. Repair, maintenance and servicing of above listed items (excluding automobile repairs) provided that said industries are not the point of customer delivery or collection.
- (8) Industries engaged in distribution, storage and warehousing.
 - (9) Construction industries such as general contractors, electrical contractors, plumbing contractors, etc., and their accessory and incidental office uses.
 - (10) Blueprinting, photostating, photo engraving, printing, publishing and bookbinding, provided that no on-site commercial service is associated with said uses.
 - (11) Administrative, professional and business offices associated with and accessory to a permitted use.
 - (12) Cafeteria, cafe, restaurant, or auditorium accessory with and incidental to a permitted use.
 - (13) Accessory uses and structures when related and incidental to a permitted use.
 - (14) Agriculture as a continuation of the existing land use, and all necessary structures and appurtenances.

(d) Uses subject to a conditional use permit:

- (1) Concrete products, manufacturing, sales, delivery and storage.
- (2) Farm equipment, sales, service and storage.
- (3) Automobile assembly and disassembly.
- (4) Wholesale lumber yards, wholesale plumbing supplies and wholesale home improvements.
- (5) Outside storage of materials.
- (6) Vehicular storage areas.
- (7) Historical and religious uses and structures.
- (8) Auto and truck sales and service.

- (9) Administrative, professional and business offices.
- (10) Warehouse and sales outlets for furniture, carpets, etc.

V.E-323.7. General development standards.

Unless otherwise specifically prohibited herein, any industrial or business use will be permitted if it is performed or carried out entirely within a building that is so designed and constructed that the enclosed operations do not cause or produce a nuisance to adjacent sites such as, but not limited to the encroachment or lighting, vibration, radio frequency interference, sound, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, water pollution, emission of toxic or nontoxic odors, or toxic or nontoxic matter.

An exception shall be made during period when breakdown in equipment occurs in such a manner as to make it evident that the effect was not reasonably preventable. The director of community development shall be notified immediately after such impediment occurs. Such exception shall not exceed thirty (30) days except upon review and approval of the director of community development.

(a) Site requirements:

- (1) Minimum site size for all industrial parcels shall be 30,000 square feet.
- (2) There shall be no minimum size for individual industrial condominium building sites.

(b) Setbacks: All buildings shall be set back from the ultimate right-of-way lines to conform to the standards established below.

(1) Commercial Group—Area 1:

- a. Front: Ten (10) feet.
- b. Side: Ten (10) feet.
- c. Rear: Zero (0) feet.

(2) Industrial Group—Area 2:

- a. Front: All buildings shall be set back a distance equal to one-half of its maximum height but in no event less than thirty (30) feet.
- b. Side: Ten (10) feet.
- c. Rear: Zero (0) feet.

- (3) Within Areas 1 and 2, parcels having two (2) or more street frontages shall have setbacks as required by the applicable regulations. However, one (1) interior property line setback may be zero (0) with the remaining interior property line(s) setback being a minimum of ten (10) feet.

(c) *Signs*: Shall be in accordance with the regulations established in sections V.E-601—687 of the General Zoning Ordinance; except, where two (2) or more permitted uses are established on a single site, a sign program shall be approved by the director of community development.

(d) *Mechanical equipment*: All mechanical, utility and operational equipment located on the exterior of the building shall be screened from off-site view.

(e) *Landscaping*:

- (1) All required trees shall be a minimum fifteen-gallon size unless otherwise approved by the director of community development. Smaller tree sizes may be substituted on a 2 to 1 basis.
- (2) Damaged plantings and irrigation equipment will be repaired or replaced within thirty (30) days.
- (3) Drives and parking areas:
 - a. The intent of providing landscaping in parking areas is to offer relief to

the monotony of rows of parked cars and to create an overhead canopy, thus providing a vertical dimension to an otherwise dominantly horizontal element of the landscape.

- b. A minimum of fifteen (15) percent of that portion of the site devoted to parking shall be landscaped. See section V.E-401(a) 4-i for definition of "parking area."* The fifteen (15) percent landscape requirement for drives and parking areas may be waived by the director of community development when design solutions indicate conformance with the intent of this ordinance.

- c. A minimum of one fifteen-gallon tree per four (4) parking stalls shall be required in the parking area.

(f) Unless specifically contained herein, all development standards for Area 1 shall be subject to the applicable regulations contained in section V.E-229 of the General Zoning Ordinance. General development standards for Area 2, unless specifically contained herein, shall be subject to section V.E-230 of the General Zoning Ordinance. (Ord. No. 96, § 11.18, 2-26-74; Ord. No. 127, 12-10-74; Ord. No. 232, § 1, 2-13-79; Ord. No. 242, §§ 1—3, 7-6-79)

*Editor's note—It should be noted that title V, division 3, chapter 4 has been revised by Ord. No. 161, superseding Ord. No. 96. The reference is presumably to § V.E-401(a) 4-i of Ord. No. 96. Definitions regarding parking areas are now given in § V.E-118(a)—(c).

Sec. V.E-324. Orangetree.

The supplemental regulations for the Orangetree Village "PC" District are as follows:

V.E-324.1. General.

(a) *Description of project:* A residential development is proposed which would provide a variety of housing types oriented toward adults. Dwelling units will consist of detached single-family units (patio homes), attached called (condominiums and/or townhouses) and multi-family units. The residential development proposes a maximum of 976 dwelling units.

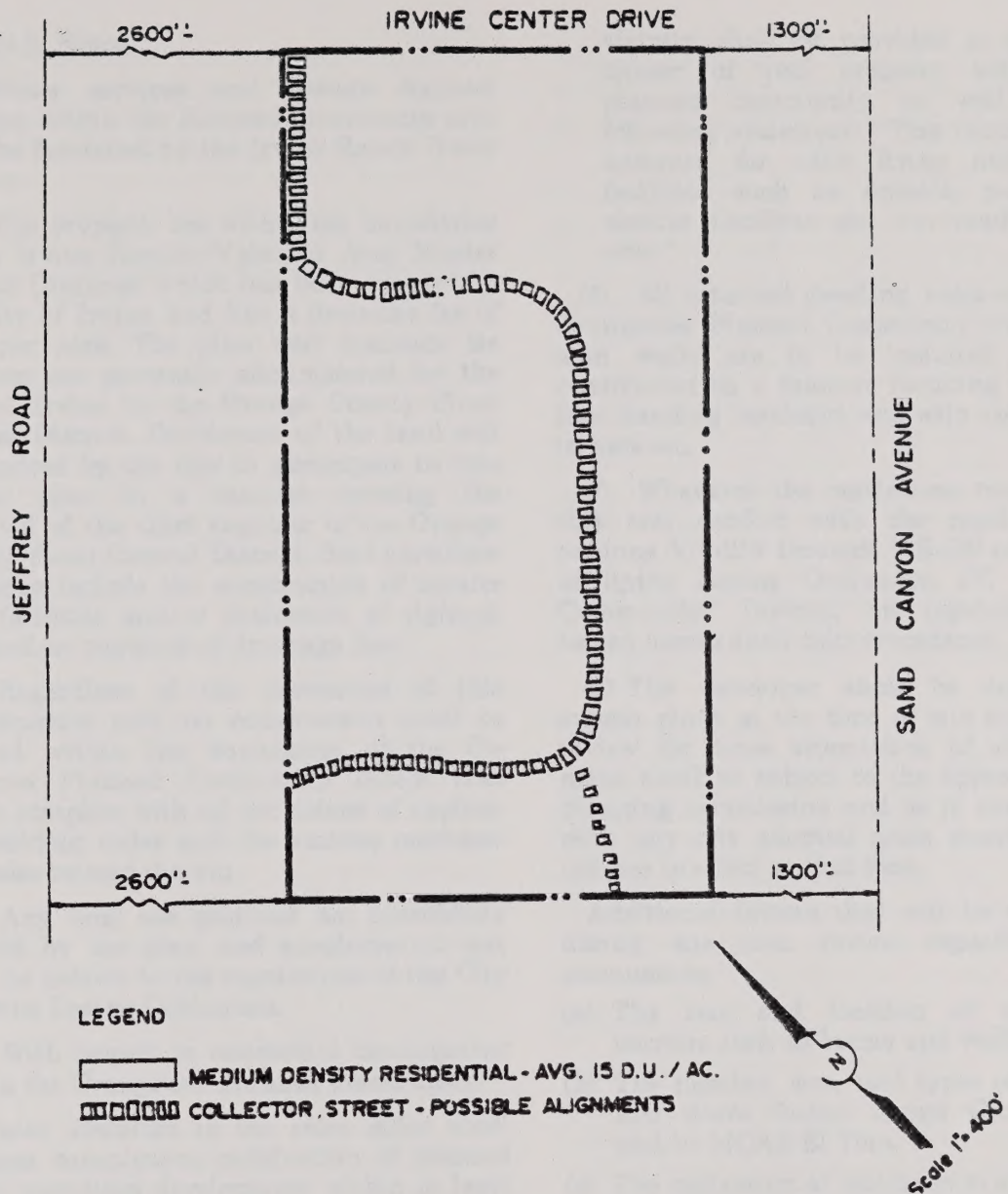
(b) *Site plan design review:* The Orangetree Planned Community shall be subject to site plan review in accordance with sections

V.E-801 through V.E-807 of the Irvine Zoning Ordinance.

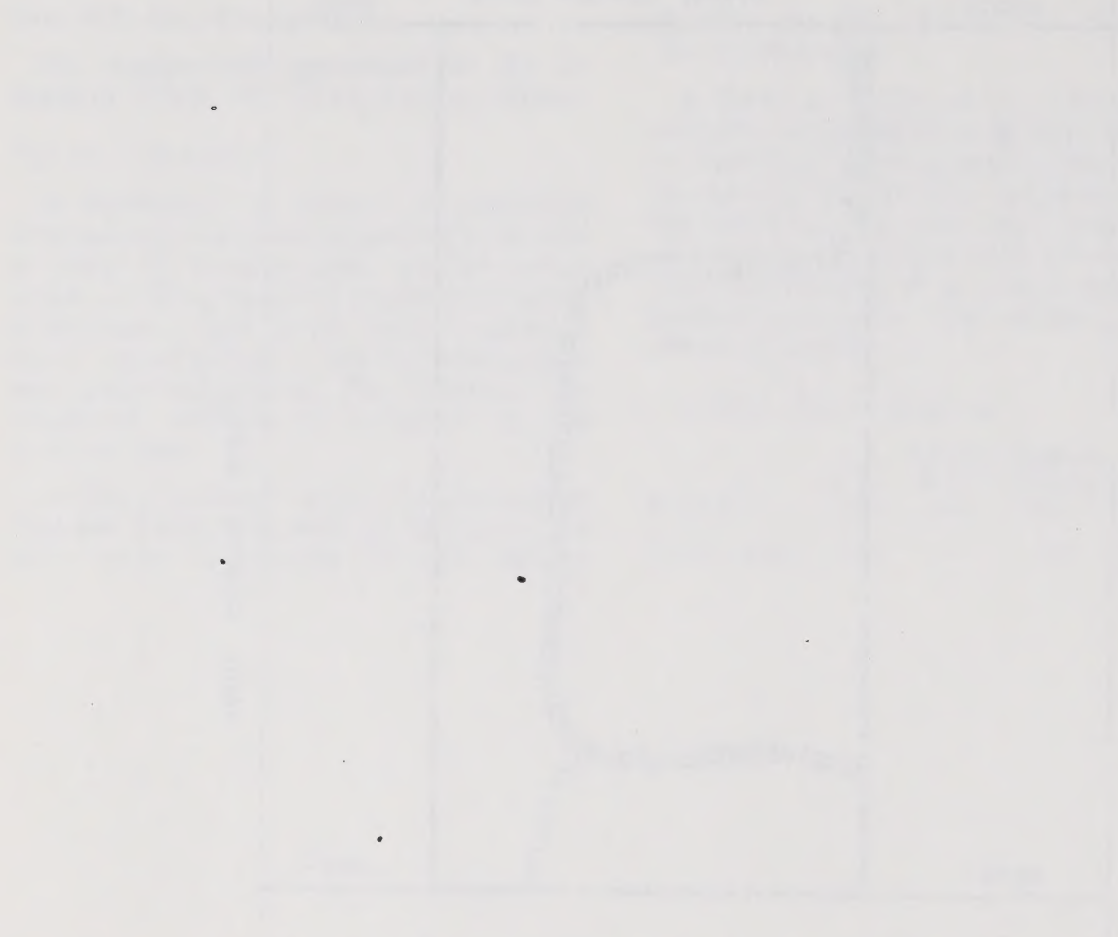
(c) *Parks and open space:* Allocation and ultimate configuration of all open space will be determined by the planning commission at the time of the site plan design review, and the tentative tract map. Park land shall be provided in accordance with the local park code then in effect or any park modification granted therefrom. (See sections V.G-101 through V.G-146).

V.E-324.2. Project statistics.

	Gross	Average	Maximum	Total
Residential	Acres	D.U./ Acre	Permitted D.U.'s	Pers./ Popu- D.U. lation
Medium density	64.8	15	976	2.4 2,349



Water Quality Data



NOTE:

1. All data were obtained from the field.

2. The pH was measured using a pH meter.

V.E-324.3. Notes.

(1) Water services and sewage disposal facilities within the Planned Community area shall be furnished by the Irvine Ranch Water District.

(2) The property lies within the boundaries of the Irvine Ranch—Valencia Area Master Plan of Drainage which has been adopted by the City of Irvine and has a drainage fee of \$840 per acre. The plan and drainage fee program are presently administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master plan facilities and/or dedication of right-of-way and/or payment of drainage fees.

(3) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Orangetree Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(4) Any land use proposal not specifically covered by the plan and supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance.

(5) With respect to residential development within the Orangetree Planned Community:

- (a) Sales literature in the sales office shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community through posting of a large scale map illustrating various land uses in contrasting colors (red—commercial; green—parks; etc.).
- (b) Adequate notice of all air activities and the resultant noise impacting this planned community from the Marine Corps Air facilities at El Toro and Santa Ana shall be posted in a conspicuous location in the sales office.
- (c) An individual document containing only the paragraph from the final subdivision public report of the department of real estate relative to air activities in the

vicinity shall be provided to each purchaser of real property within this planned community as well as the following statement: "This community is designed for adult living and certain facilities such as schools, parks, and similar facilities are not readily available."

(6) All attached dwelling units within the Orangetree Planned Community where common walls are to be installed shall be constructed in a manner resulting in double free standing insulated wall with an air space in between.

(7) Whenever the regulations contained in this text conflict with the regulations of sections V.E-219 through V.E-230 of the City of Irvine Zoning Ordinance, PC "Planned Community" District, the regulations contained herein shall take precedence.

(8) The developer shall be required to submit plans at the time of site plan design review for noise attenuation of units. Such plans shall be subject to the approval of the planning commission and be in conformance with any city adopted noise standards and policies in effect at that time.

Additional factors that will be considered during site plan review regarding noise attenuation:

- (a) The size and location of accoustical barriers such as berms and walls.
- (b) The number, size, and types of windows and doors facing Irvine Center Drive and/or MCAS El Toro.
- (c) The utilization of buildings to shield other buildings, patio areas, and recreational areas.
- (d) The acoustical attenuation characteristics of walls, roofs, vents, windows and doors.
- (e) The location of outdoor recreational areas within the site.
- (f) The provision of indoor recreational areas which are adequate for serving the needs during the intermittent high noise periods.
- (g) The use of floorplans which maximize the shielding of bedrooms.

(9) A slit control program shall be submitted for review to the California Regional

Water Quality Control Board, Santa Ana District staff in connection with any grading operation within the Orangetree Planned Community.

(10) During the site development and preparation (grading) as well as the construction of the structures, the hours of operation shall be limited to the period between 7:00 a.m. and dusk, Monday through Saturday. No activities will be permitted outside of these hours. Maintenance work that might be required on any equipment used in grading and/or construction shall be permitted until 10:00 p.m. except in emergency cases. Prior to issuance of any grading permits, grading plans shall be submitted to and approved by the director of planning.

(11) Any land use area may be developed at a lower density than that designated on the development plan, without the benefit of a zone change.

(12) The entire 32 foot required setback from the right-of-way of Irvine Center Drive shall be landscaped and bermed in accordance with a planning director approved landscape and irrigation plan. Such landscaping shall be installed along the frontage of Irvine Center Drive prior to the issuance of any certificate of use and occupancy. The planning director may require that a bond be posted for any portion of the setback area that is not to be landscaped prior to the issuance of certificates of use and occupancy.

(13) A plan for recreational vehicle storage shall be presented and approved at the time of tentative tract consideration unless otherwise specified by the planning commission.

(14) The provisions of city ordinances relating to trees shall be followed especially with regard to Orangetree maintenance. Such a plan of maintenance shall be submitted to and approved by the planning commission in conjunction with tentative tract map considerations.

(15) An access plan for this planned community shall be submitted to and approved by the director of public works prior to the submission of the tentative tract map.

(16) Prior to the recordation of subdivision maps, the applicant shall submit data from a qualified archaeologist/paleontologist deter-

mining the significance of the sites in the planned community and making recommendations for salvaging and/or preservation. The data submitted shall also designate which sites will be destroyed by the project as proposed, which sites can be built upon and still be preserved, and which sites are significant enough to salvage. The archaeologist shall be notified of and review the test borings done by the soils engineer.

(17) Prior to recordation of any tract maps the developer shall present an assurance document of the type and form agreeable to the Orange County Fire Warden guaranteeing continuous service from the existing on-site fire station until such time as the Walnut/Yale facility is operational.

(18) The southwesterly corner of the site as depicted on the map designated "Site Development Landscape Architectural Plan" dated May 20, 1975, may be developed for apartments prior to or concurrently with the development of any owner occupied attached or detached dwelling unit located within 100 feet of the boundaries of said site. If said site is developed for owner occupied condominium or patio homes it may be developed subsequent to adjacent parcels.

(19) The landowner/developer and/or the master community association shall maintain lakes to water quality standards imposed by the City of Irvine, the Regional Water quality Control Board, and the Orange County Health Department.

(20) The property owners on all private streets shall be required to submit a petition under Section 21107 of the Vehicle Code to apply those sections of the Vehicle Code which are applicable under the process including the posting of signs therefor.

V.E-324.4. General development standards.

(a) *Building setbacks from streets:* The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<i>Street designation</i>	<i>Minimum setback</i>
Irvine Center Drive	32'*
Collector	10'
Local	10'

*Properties abutting the 32' landscape setback along Irvine Center Drive shall utilize the interior property line setbacks.

(b) *Garage and carport placement:* Garages and carports may be placed five (5) feet from the ultimate public street right-of-way line with no stated minimum from right-of-way of private drives or access drives.

(c) *Fences, hedges and walls:* Fences shall be limited to a maximum height of eight (8) feet except within 32' of the right-of-way line of Irvine Center Drive and or 10' of other right-of-way lines.

(d) *Trellis; patio covers:* Open trellis and beam construction and solid roof patio covers and projections shall be permitted to attach the garage or the carport to the dwelling and may also extend from the dwelling to any property line in the side or rear yard, subject to applicable building codes.

(e) *Off-street parking:* Parking for all uses shall be as required by City of Irvine Zoning Ordinance sections V.E-401 through V.E-407, "Off-Street Parking" regulations. Parking ratios for this development shall be based upon section V.E-406(2), Residential Off-Street Parking Requirements—Apartments.

Supplemental guest parking in residential areas shall be interspersed throughout the development in a manner acceptable to the planning commission.

(f) *Site design review:* All development within this planned community shall be subject to the requirements of site plan review sections V.E-801 through V.E-807 of the Irvine Zoning Ordinance.

V.E-324.5. Development standards.

(a) *Uses permitted:*

- (1) Single-family dwellings attached and detached townhomes and patio homes.
- (2) Duplex, triplex and fourplex dwellings.
- (3) Apartments.

(4) Parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails.

(5) Accessory buildings, structures and uses where related and incidental to a permitted use.

(6) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale or lease of the particular building, individual lot or property upon which displayed.

(b) *Uses permitted subject to conditional use permit approval by the planning commission:*

- (1) Condominium developments.
- (2) Churches.
- (3) Community and recreational facilities.
- (4) Establishments for the care of preschool children.
- (5) Fire stations.
- (6) Other public or quasi-public uses.

(c) *Building height:* Maximum height for all buildings shall be forty-five feet. Building height shall also be limited by provisions of applicable building codes and site plan approvals.

(d) *Detached units:*

- (1) Building site area: Minimum of 2,000 square feet per lot.

The density for Area one (1) shall be limited to an average not to exceed the number of dwelling units per gross acre (to include areas designated for private parks, recreational and permanent open space, but exclusive of areas designated as flood control channels, public parks, schools) allowed by section V.E-325.2, project statistics.

(2) *Building setbacks:*

- a. Public right-of-way: Ten feet minimum from right-of-way to any structure.
- b. Permanent open spaces, private drives and access ways: No minimum.
- c. Between main structures: Ten feet shall be maintained between struc-

tures on adjoining lots except for unenclosed patio covers or open beam trellises.

- (3) Building site coverage: Maximum coverage shall be 70 per cent total for all structures including excluding trellis area, roof overhangs, covered porches, and patio covers.

(e) *Attached units:*

- (1) Building site area: A minimum site area of 1,000 square feet shall be provided for each single-family attached dwelling unit. A minimum of 500 square feet shall be provided for each dwelling unit of a duplex, triplex and fourplex. However, the

density shall be limited to an average not to exceed the number of dwelling units per gross acre (to include areas designated for private parks, recreational and permanent open space but exclusive of areas designated as flood control channels, public parks, schools) allowed by section V.E-324.2, project statistics.

- (2) Building setbacks: Refer to section V.E-324.5(d)(2) of this ordinance.
- (3) Site coverage: Per City of Irvine Zoning Ordinance, section V.E-228(c)(3). (Ord. No. 96, § 11.28, 2-26-74; Ord. No. 141, 6-10-75)

Sec. V.E-325. Rancho San Joaquin.

The Supplemental regulations for the Rancho San Joaquin "PC" District are as follows:

V.E-325.1. Statistical analysis.

	Area	Gross Acres	Maximum Dwelling Unit/Acre	Maximum Units	Persons per Dwelling Unit*	Population
<i>Residential</i>						
Medium density	8	26	6.5	167	3.75	627
	9	<u>20</u>	7.1	<u>142</u>	3.20	<u>454</u>
Subtotal		<u>46</u>		<u>309</u>		<u>1,081</u>
Medium high density	1	15	12	180	3.20	576
	6	4	12	48	3.20	154
	7	20	18.6	368	2.10	773
	10	<u>56</u>	15.7	<u>880</u>	2.40**	<u>2,112</u>
Subtotal		<u>95</u>		<u>1,476</u>		<u>3,615</u>
Total		<u>141</u>		<u>1,785</u>		<u>4,696</u>
<i>Commercial</i>						
Recreation	2	9				
	5	4				
Retail	3	<u>5</u>				
Total		<u>18</u>				
<i>Recreation</i>						
Open space	4	137				
Park		<u>2</u>				
Total		<u>139</u>				
<i>Institutional</i>						
Public and quasi-public uses	11	<u>11</u>				
Total		<u>11</u>				
Grand total		<u>309</u>		<u>1,785</u>		<u>4,696</u>

*Persons per dwelling unit based on existing City of Irvine Park Code.

**Actual persons per dwelling unit based upon existing occupancy.



Rancho San Joaquin Area
THE IRVINE COMPANY

Land Use Plan - Amendment No. 2

	Medium Density Residential		Institutional
	Medium High Density Residential		Village Trail
	Commercial		
	Recreational Commercial		
	Golf Course		
	Park		

V.E-325.2. General.

(a) *Project description:* The Rancho San Joaquin Area revises the boundaries, area, types and arrangement of land uses in a portion of the existing University Park Planned Community.

Uses included in the area are retail and recreational commercial, open space and parks, and medium and medium high density residential. The project will provide a major recreational-residential area for the City of Irvine, with an emphasis on adult living.

(b) *Schools:* Because of the adult nature of the development proposed, the Irvine Unified School District has concluded that a school site is not necessary in that the existing schools in University Park will be able to serve what small increase in student population this development might create.

(c) *Recreation, parks and open space:* The amount of acreage devoted to open space and parks has been modified consistent with the intent of the adopted local park code which recognizes that credit may be given where private open space is provided for recreation purposes. The nature of the recreation areas shall be as proposed in this park modification and approved by the city planning commission.

V.E-325.3. Notes.

(1) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance.

(2) Whenever the regulations contained herein conflict with the regulations of the City of Irvine Zoning Ordinance, the regulations contained herein shall take precedence.

(3) Within the planned community, the continued use of the land for agriculture and other enumerated uses shall be permitted subject to the provisions of sections V.E-212 through V.E-216, Agricultural "A" District of the City of Irvine Zoning Ordinance.

(4) Grading shall be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit.

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During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units.

(5) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(6) The property lies within the boundaries of the Orange County Master Plans of Drainage for the University Park drainage area which has been adopted by the City of Irvine. Developers of the land are required to participate in this master plan in a manner meeting the approval of the director of community development. Said participation may include the construction of master plan facilities or the dedication of right-of-way.

(7) All areas designated for residential use may be developed at a lower residential density than that indicated for the numbered area without requiring a change in the planned community district zoning.

(8) Regardless of the provisions of the supplemental text, no construction shall be allowed within the boundaries of the Rancho San Joaquin Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(9) Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Irvine Zoning Ordinance.

(10) Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one (1) dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

(11) Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record where the yards and open spaces are combined into more desirable arrangements of common areas which are not part of the individual lot of record. Cluster development shall also include statutory condominiums. Designation of cluster developments and condominiums shall be shown on the tentative tract map.

(12) With respect to all residential developments in this planned community, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one (1) mile of this planned community, including specific reference to the nearby IRWD sewage treatment plant. Sales literature shall also include a notification to all prospective property owners that the community is built with an adult orientation.

All sites zoned or planned for apartment or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses.

(13) A master plan of bicycle trails for the planned community shall be reviewed and approved by the director of community development prior to approval of any tentative tract within this planned community. The master plan shall show the regional level or "backbone" system. Internal or local trail systems shall be approved in conjunction with each subsequent tentative tract map.

(14) At such time as site design review is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials, if noise attenuation is indicated based on city requirements. The plans are subject to the approval of the director of community development and shall be in conformance with any city adopted noise standards and policies in effect at the time of review.

(15) Arterial roadway improvements as shown on the land use map shall be implemented and maintained in accordance with policy of the city in effect at the time of

consideration of tentative tract maps and will meet with approval of the director of public works.

Prior to recordation of any final tract maps within areas 1 and 6 of the land use plan:

- (a) An irrevocable offer of ultimate dedication of right-of-way for Harvard from San Diego Freeway to University Drive shall be presented. Notice shall be given the golf course operator a minimum of one (1) year prior to the commencement of improvements that would disrupt golf course operation.
- (b) An agreement in accordance with section 3 of the capital improvements policy of the city for ultimate improvement of Harvard between the San Diego Freeway and University Drive shall be entered into.

Prior to recordation of any final tract maps within areas 1 and 6 of the land use plan, an irrevocable offer of dedication and security guaranteeing ultimate improvements for the following roadway, trail, streetscape and traffic signal improvements shall be secured from the developer in compliance with the city's capital improvement policy and city ordinances:

- (a) Michelson Drive from Culver Drive to Harvard Avenue (southerly parkway only).
- (b) University Drive from the westerly boundary of tentative tract 8486 to Harvard Avenue.
- (c) Culver Drive from the northerly boundary of tentative tract 8486 to the southerly boundary of tentative tract 8655.

(16) Prior to the approval of any tract map, detailed geologic investigation reports shall be submitted to the director of community development to determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible affects of any geologic hazards.

(17) In addition to the street access points shown on the land use plan contained herein, there shall be provided additional access points as may be required by the director of

public works. All access points shall be subject to the approval of the director of public works.

(18) Measures for nonmechanical ventilation of structures shall be detailed at the time of site plan review and provided at the time of construction.

(19) The developer shall make school sites or facilities available of the size, number and location where deemed necessary by the Irvine Unified School District in order to insure that adequate facilities are available to support this planned community.

(20) All residential units shall have full exterior wall and ceiling insulation.

(21) Trails shown on the land use maps shall be implemented and maintained in accordance with the policy of the city in effect at the time of consideration of tentative tract maps.

(22) Parking requirements shall be in accordance with the City of Irvine Zoning Ordinance, sections V.E-401 through V.E-407, "Off-Street Parking," except that parking requirements for community facilities may be based upon a shared parking or joint use concept, when the activities sharing the parking facilities are not normally conducted during the same hours, or when the hours of peak use are not coincident. Requests for shared parking are subject to the approval of the director of community development.

(23) Prior to grading operations of any portion of this planned community, the director of community development shall ascertain that the developer has notified a qualified archaeologist and paleontologist and that they or their representatives will be allowed on the site during grading. The archaeologist and paleontologist shall conform to pregrading conference rules and regulations to include compliance with the California Occupational Safety and Hazard Act.

The archaeologist and paleontologist, in cooperation with the contractor and the City of Irvine, shall be allowed to redirect grading operations for short periods of time in order to properly recover any materials discovered.

Any discovery shall be subject to city's policy on archaeological and paleontological sites in effect at the time of discovery.

(24) The Rancho San Joaquin cantina and the Jose Sepulveda Adobe historical sites located in Area 5 as shown on the land use plan, shall be preserved through agreements between the landowner and the city, which will allow the city and/or its designated representatives the right of access and use of the sites. The Jose Sepulveda Adobe wall may be excavated and relocated for preservation subject to the approval of the city council.

(25) Site plan review as per sections V.E-801 through V.E-807 of the zoning ordinance shall be required for all areas of the Rancho San Joaquin Planned Community. Where development involves a subdivision, preliminary site plan review shall be required and approved by the planning commission and shall be conducted prior to or in conjunction with tentative maps. Final site plan review shall be approved by the director of community development, and shall be required prior to the issuance of building permits.

The applicant shall demonstrate to the satisfaction of the planning commission and director of community development during site plan review that commercial and recreation uses shall be established in a compatible manner with adjacent residential uses. Should a conditional use permit be required, final site plan review may be combined with the CUP application.

V.E-325.4. Medium density residential Areas 8 and 9.

(a) *Uses permitted:*

- (1) Single-family dwellings, attached or detached.
- (2) Accessory buildings, structures and uses where related and incidental to a permitted use.
- (3) Community facilities as specified in section V.E-325.9.

(b) *Development standards:*

- (1) Development standards not specifically addressed below shall be subject to the

regulations found in section V.E-228, City of Irvine Zoning Ordinance.

- (2) Building setbacks from streets: The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

Residential

<i>Street Designation</i>	<i>Minimum Setback</i>
Major (MPAH)*	32**
Primary (MPAH)	32
Secondary (MPAH)	32
Collector	15
Private	10

*MPAH (Master Plan of Arterial Highways).

**Where a village buffer exists, the appropriate building setbacks in sections V.E-325.5, V.E-325.6, and V.E-325.9 shall apply.

- (3) Garage and carport placement: Garages and carports may be set back to within five (5) feet of the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required.
- (4) Trellis: Open trellis and beam construction shall be permitted to attach the garage or carport to the dwellings, subject to the provisions of the applicable building code. Open trellis and beam construction may also extend from the dwelling in the direction of the sides or rear yard property line, subject to the provisions of the applicable building code.

V.E-325.5. Medium high density residential, Areas 1, 6, 7 and 10.

(a) *Uses permitted:*

- (1) All uses listed in section V.E-325.4, Medium Density Residential, subject to the development standards listed therein.

- (2) Multiple-family dwellings.

- (3) Accessory buildings, structures and uses where related and incidental to a permitted use.

- (4) Community facilities as specified in section V.E-325.9.

(b) *Development standards:*

- (1) Development standards not specifically addressed below shall be subject to the regulations found in section V.E-228, City of Irvine Zoning Ordinance.
- (2) Building site area: A minimum building site of two (2) acres will be required for any apartment complex. However, density in Areas 7 and 10 shall be limited to an average not to exceed twenty-five (25) dwelling units per gross acre (to include areas designated for parks, recreational and permanent open space, but exclusive of areas designated as flood control channels).
- (3) Building setbacks from interior property lines: Five (5) feet, except there shall be at least ten (10) feet between structures on adjacent lots.

However, structures which abut a plaza, park, mall, greenbelt or other permanent open space may abut the common property line and have openings onto such appurtenances, subject to the provisions of the applicable building code.

- (4) Setback from streets: The following setbacks shall apply to all dwelling units and related structures abutting dedicated vehicular rights-of-way. Said setbacks shall be measured from the ultimate right-of-way line.

<i>Street Designation</i>	<i>Minimum Setback</i>
San Diego Freeway	50'
University Drive	20'
Culver	20'
Michelson Drive	20'
Collector	10'
Local	10'

V.E-325.6. Commercial-recreation, areas 2 and 5.

(a) *Uses permitted:*

- (1) Tennis and golf course facilities.
- (2) Accessory structures and uses necessarily and customarily incidental to permitted uses including:
 - a. Administrative offices.
 - b. Restaurant.
 - c. Cocktail lounge.
 - d. Banquet and meeting room.
 - e. Apparel and gift shop.
 - f. Retail sports equipment and accessories.
 - g. Child care facilities which support the primary uses.
- (3) Community facilities as specified in section V.E-325.9.

(b) *Uses permitted subject to a conditional use permit approved by the planning commission:*

- (1) Uses requiring night lighting for outdoor activities.

(c) *Development standards:*

- (1) Development standards not specifically addressed below shall be subject to the regulations found in section V.E-230, City of Irvine Zoning Ordinance.
- (2) Maximum building height. The maximum height for all buildings shall be thirty-five (35) feet and shall be subject to and comply with FAA criteria where applicable. However, architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated height, subject to the approval of the director of community development.
- (3) Site area coverage. The maximum area covered by buildings shall not exceed seventy (70) per cent of the total site area. Site area coverage shall include buildings, driveways, parking, service

areas; but is exclusive of walks, plazas, outdoor recreational facilities and landscaped areas.

- (4) Screening. All trash and service areas shall be screened or have the view of said areas interrupted by a six-foot high visual barrier which may consist of fences, walls, berms or groups or masses of trees or shrubbery.

(d) *Signs:* Signs for commercial-recreational uses shall require a conditional use permit which will be reviewed by the zoning administrator.

V.E-325.7. Open space, Area 4.

(a) *Uses permitted:*

- (1) Golf course.
- (2) Golf driving range.
- (3) Accessory structures and uses necessary and customarily incidental to permitted uses.
- (4) Community facilities as specified in section V.E-325.9.

(b) *Uses permitted subject to a conditional use permit approved by the planning commission:*

- (1) Permitted uses lighted for night outdoor activity.

V.E-325.8. General commercial, Area 3.

(a) *Uses permitted:*

- (1) Financial institutions.
- (2) Restaurants.
- (3) Accessory structures and uses necessary and customarily incidental to permitted uses.

(b) *Uses permitted subject to conditional use permit approved by the planning commission:*

- (1) Automobile service stations.

(c) *Uses prohibited:*

- (1) Fast food restaurants.
- (2) Drive-through restaurants.
- (3) Drive-through financial institutions.

(d) *Development standards:*

- (1) Development standards not specifically addressed below shall be subject to the regulations found in section V.E-230, City of Irvine Zoning Ordinance.
- (2) Maximum building height. The maximum height for all buildings shall be thirty-five (35) feet and shall be subject to and comply with FAA criteria where applicable. However, architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated height, subject to the approval of the director of community development.
- (3) Screening. All trash and service areas shall be screened or have the view of said areas interrupted by a six-foot high visual barrier which may consist of fences, walls, berms or groups or masses of trees or shrubbery.
- (4) A ten-foot minimum landscape area from the ultimate right-of-way line shall be maintained on all street frontages.

V.E-325.9. Community facilities, all areas.

(a) *Uses permitted:* The following uses shall be allowed in all land use areas.

- (1) Parks, playgrounds, lakes, recreation or open green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature.
- (2) Schools (public).
- (3) Accessory buildings, structures and uses related and incidental to a permitted use.

(b) *Uses permitted subject to a conditional use permit approved by the planning commission:*

- (1) Schools (private).
- (2) Churches.
- (3) Child care facilities.
- (4) Public and quasi-public uses.

(c) *Development standards:*

- (1) Maximum building height. The maximum height for all buildings shall be thirty-

five (35) feet and shall be subject to and comply with FAA criteria, where applicable. However, architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated height, subject to the approval of the director of community development.

- (2) Building setbacks. Twenty-five (25) feet from all residential property lines and as specified in section V.E-325.4 from any street-side property line, with the exception of private recreation facilities. No building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the pad elevation of the residential site shall apply. Any structure which abuts upon a lake, plaza, park, mall, greenbelt, or other permanent open space may abut the common property line.

V.E-325.10. Institutional area II.

(a) *Uses permitted:*

- (1) Churches.
- (2) Accessory buildings, structures, and uses related and incidental to a permitted use.

(b) *Uses permitted subject to the issuance of a conditional use permit approved by the planning commission:*

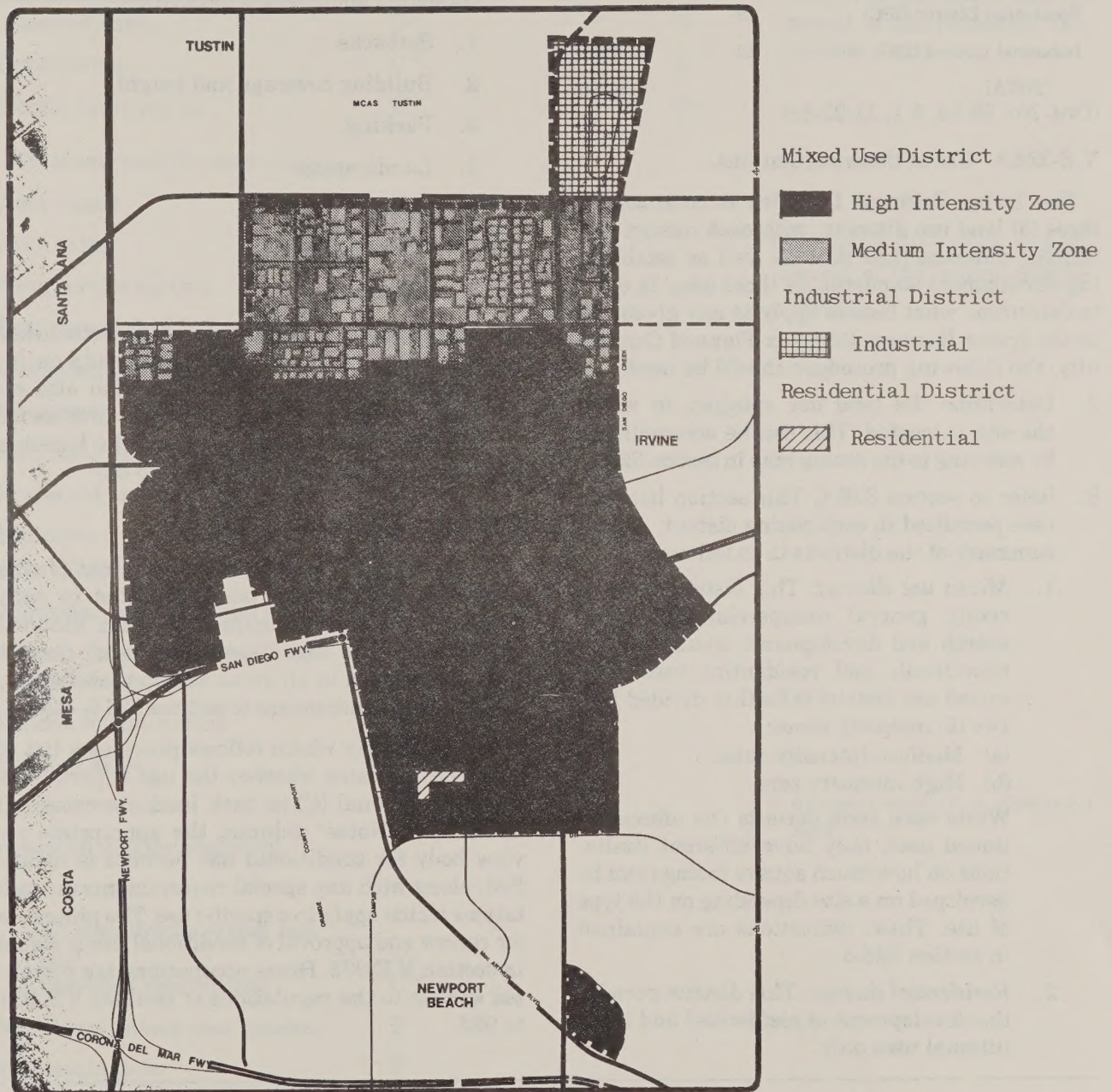
- (1) Church condominiums.
- (2) Other public and quasi-public uses.

(c) *Development standards:*

- (1) Development standards not specifically addressed below shall be subject to the regulations found in section V.E-230, City of Irvine Zoning Ordinance.
- (2) A thirty-foot landscaped village edge treatment shall be maintained along University Drive.
- (3) The maximum height for all buildings shall be thirty-five (35) feet and shall be subject to and comply with FAA criteria

where applicable. However, architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features shall be allowed in excess of the stated height, subject to the approval of the planning commission at the time of site design review.

- (4) The developer shall demonstrate to the planning commission at the time of site plan review adequate measures to assure compatibility between any proposed use and the proposed open space corridor adjacent to the San Diego Creek Channel. (Ord. No. 146, 9-9-75; Ord. No. 223, § 2, 9-12-78; Ord. No. 243, §§ 1, 2, 7-10-79)

Sec. V.E-326. Irvine Business Complex.***V.E-326.1. Zoning map.**

***Editor's note**—Before its revision by Ord. No. 82-7, adopted June 22, 1982, § V.E-326 was entitled "Irvine Industrial Complex—West" and was derived from the following:
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V.E-326.2. Statistical analysis.

<i>Land Use Category</i>	<i>Area Number</i>	<i>Gross Acreage</i>
Mixed Use District (IBC):		
—Medium-Intensity Zone	18A	633
—High-Intensity Zone	18B	1783
Residential District (IBC)	19	8
Industrial District (IBC)	20	125
TOTAL		2549

(Ord. No. 82-16, § 1, 11-23-82)

V.E-326.3. Use of these regulations.

The Irvine Business Complex is composed of three (3) land use districts, with each district permitting different land uses as well as establishing development standards for those uses. In order to determine what factors apply to any given site in the Irvine Business Complex Planned Community, the following procedure should be used:

- A. Determine the land use category in which the site is located. This can be accomplished by referring to the zoning map in section 326.1.
- B. Refer to section 326.4. This section lists the uses permitted in each zoning district. A brief summary of the districts is as follows:
 1. *Mixed use district*: This district permits retail, general commercial, office, research and development, industrial, institutional, and residential uses. The mixed use district is further divided into two (2) intensity zones:
 - (a) Medium-intensity zone.
 - (b) High-intensity zone.

While each zone permits the aforementioned uses, they have different limitations on how much square footage can be developed on a site depending on the type of use. These limitations are explained in section 326.6.

2. *Residential district*: This district permits the development of residential and institutional uses only.

3. *Industrial district*: This district permits industrial development, such as manufacturing, assembly, warehousing and storage.

- C. Refer to section 326.5. This section establishes general development standards for all uses allowed in the Irvine Business Complex. These standards apply to the following:

1. Setbacks.
2. Building coverage and height.
3. Parking.
4. Landscaping.
5. Signs.
6. Walls and fences.
7. Lighting.

- D. Refer to section 326.6. This section establishes a baseline limit and maximum limits on intensity of development. The section also establishes a conditional use permit process for allowing development to exceed the baseline limit. (Ord. No. 82-16, § 1, 11-23-82)

V.E-326.4. Uses in districts.

A. *Intent and Purpose*: It is the intent of this section to describe the uses permitted in each district of the Irvine Business Complex Planned Community. The uses listed under each district can be developed in all areas within that district, subject to the requirements of sections 326.5—326.11.

B. The matrix which follows provides a list of uses and indicates whether the use is permitted (P) or conditional (C) in each land use category. Under the "Notes" column, the appropriate review body for conditional use permits is identified, along with any special requirements or limitations which apply to a specific use. The procedure for review and approval of conditional use is stated in section V.E-932. Home occupations are permitted subject to the regulations of sections V.E-921 to 923.

Ord. No.	Date	Section	Ord. No.	Date	Section
96	2-26-74	11.4	81-2	3-10-81	1
147	9-23-75		81-3	4-28-81	1
196	6-28-77	1, 2	81-9	7-28-81	1, 4
224	9-26-78	1	82-1	1-26-82	1
269	8-12-80	1			

Subsequently, § 1 of Ord. No. 82-16, adopted Nov. 23, 1982, completely revised the section.
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MATRIX #1: USES IN DISTRICTS

	Mixed Use District	Industrial District ⁽¹⁾	Residential District ⁽¹⁾	Notes
Residential				
Condominiums, townhouses, at- tached units	C ⁽²⁾		P	⁽²⁾ Subject to the review and ap- proval of the planning com- mission.
Apartments	C ⁽²⁾		P	
Mobile home parks	C ⁽²⁾		C ⁽²⁾	
Business and Commercial				
Auto repair	P	P		⁽³⁾ Subject to the review and ap- proval of the zoning admin- istrator.
Auto sales	C ⁽³⁾			
Auto service station	P			
Bar, tavern, cocktail lounges	P			
Commercial recreation	P			
Equipment rental	P			
Financial institutions	P			
Fraternal and service clubs	P			
Heliports	C ⁽³⁾			
Hotel/Motel	P			
Nurseries, wholesale and retail	P			
Offices, administrative, busi- ness, professional	P			
Offices, headquarters	P			
Outdoor sales	P			
Outdoor storage		P ⁽⁴⁾		
Research and development	P			
Restaurants:				⁽⁴⁾ Allowed within a screened yard.
—All restaurants except fast- food	P			
—Fast-food restaurants	C ⁽²⁾			
Retail and service uses, general	P			
Wholesale uses	P			

⁽¹⁾ All uses allowed in the mixed use district are permitted in the industrial and residential districts with approval of a conditional use permit by the planning commission provided that, in addition to making the findings required by the zoning regulations in the Irvine Code for approval of conditional use permits, the planning commission finds that the uses allowed in the industrial or residential district are not feasible because of economic reasons. This finding must be substantiated by appropriate data.

MATRIX #1: USES IN DISTRICTS (Cont'd.)

	Mixed Use District	Industrial District ⁽¹⁾	Residential District ⁽¹⁾	Notes
Manufacturing and Related Uses				
Batch plants		P ⁽⁵⁾⁽⁶⁾		⁽⁵⁾ In order for a use to be considered industrial for the purpose of calculating development points, it cannot be parked in excess of 1 space/500 square feet.
Industries, construction	P ⁽⁵⁾	P ⁽⁵⁾⁽⁶⁾		
Industries, service	P ⁽⁵⁾	P ⁽⁵⁾⁽⁶⁾		
Manufacturing, light	P ⁽⁵⁾	P ⁽⁵⁾⁽⁶⁾		
Manufacturing, heavy		P ⁽⁵⁾⁽⁶⁾		⁽⁶⁾ Accessory office space shall not exceed 25% of the gross floor area. If the site is used primarily for outdoor storage, a maximum of 2,000 square feet of office will be permitted.
Recycling center		P ⁽⁵⁾⁽⁶⁾		
Repair of appliances and component parts	P ⁽⁵⁾	P ⁽⁵⁾⁽⁶⁾		
Warehousing and Storage				
Automobile storage		P		
Mini-warehouse	P	P		
Recreational vehicle storage		P		
Warehousing, storage and distribution	P	P		
Miscellaneous Uses				
Accessory uses (where related and incidental to a permitted use)	P	P	P	⁽³⁾ Subject to the review and approval of the zoning administrator.
Child care centers	C ⁽³⁾		C ⁽³⁾	
Government facilities	C ⁽³⁾		C ⁽³⁾	
Model home complexes	C ⁽³⁾		C ⁽³⁾	
Schools	C ⁽³⁾		C ⁽³⁾	
Temporary uses (not necessarily listed as permitted but which are compatible with permitted or established uses in the district)	C ⁽³⁾	C ⁽³⁾	C ⁽³⁾	

⁽¹⁾ All uses allowed in the mixed use district are permitted in the industrial and residential districts with approval of a conditional use permit by the planning commission provided that, in addition to making the findings required by the zoning regulations in the Irvine Code for approval of conditional use permits, the planning commission finds that the uses allowed in the industrial or residential district are not feasible because of economic reasons. This finding must be substantiated by appropriate data.

MATRIX #1: USES IN DISTRICTS (Cont'd.)

	<i>Mixed Use District</i>	<i>Industrial District⁽¹⁾</i>	<i>Residential District⁽¹⁾</i>	<i>Notes</i>
Uses within the area covered by the city's local coastal pro- gram (as depicted in exhibit 326-1 [see next page])	C ⁽³⁾			⁽³⁾ Subject to the review and ap- proval of the zoning admin- istrator.

⁽¹⁾ All uses allowed in the mixed use district are permitted in the industrial and residential districts with approval of a conditional use permit by the planning commission provided that, in addition to making the findings required by the zoning regulations in the Irvine Code for approval of conditional use permits, the planning commission finds that the uses allowed in the industrial or residential district are not feasible because of economic reasons. This finding must be substantiated by appropriate data.

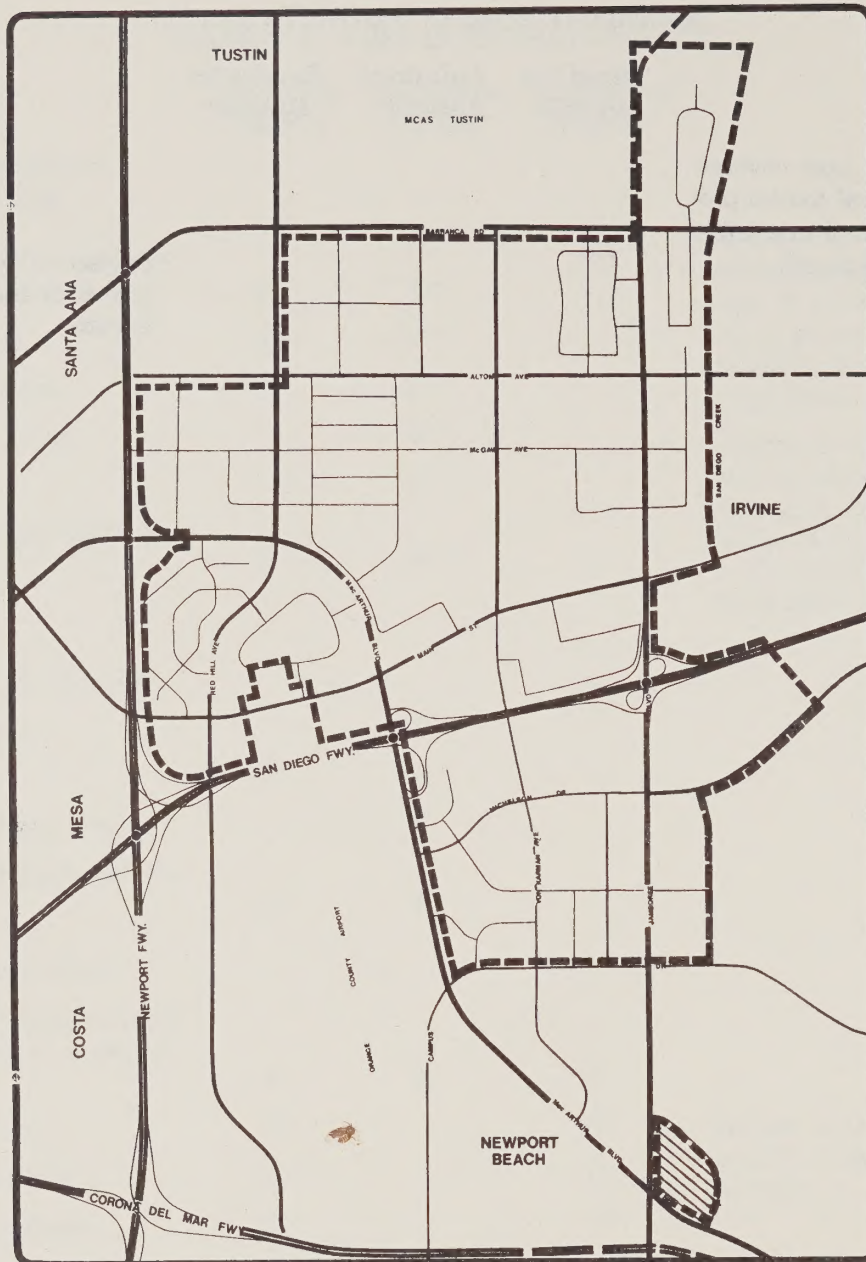


Exhibit 326-1: Area in IBC within Coastal Zone



Area within Coastal Zone

--- IIC WEST PLANNED
COMMUNITY DIST
--- CITY BOUNDARY



ACRES 5 25

0 1000 2000 3000
FEET

SOURCE :

PHOTO BASE - DEC. 8, 1980

CITY OF IRVINE IIC-W ZONING STUDY

(Ord. No. 82-16, § 1, 11-23-82)

Supp. SPC No. 12

V.E-326.5. General development standards.

A. *Intent and Purpose:* The following development standards are intended to provide minimum standards for the physical development of a project site. Where the standards stated in this section are more restrictive than the general development standards of the city's zoning regulations (sections V.E-228 to V.E-230 of the Irvine Code), this section shall apply. In addition to the standards stated below, development in the Irvine Business Complex must comply with the restrictions on intensity stated in section 326.6.

B. Development standards are shown in two (2) matrices (matrix #2 and #3) which follow. The first applies to nonresidential uses and the second to residential uses. The notes further define the requirements and how they will be applied, and indicate special limitations or exceptions.

MATRIX #2: DEVELOPMENT STANDARDS FOR NONRESIDENTIAL USES

	Mixed Use District	Industrial District ⁽¹⁾	Notes
<i>Minimum Lot Size:</i>			
General commercial/retail uses	10,000 square feet ⁽²⁾	Not applicable	⁽²⁾ This requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory owners association, and the land area under the jurisdiction of the association meets the minimum lot size requirements.
All other uses	30,000 square feet ⁽²⁾	1 acre ⁽²⁾	
<i>Building Site Coverage:</i>			
Structures with at least 75% of their gross floor area in manufacturing or warehouse uses	65%	65%	⁽³⁾ In projects which include an above-ground parking structure the limit on building site coverage shall be determined as follows: Coverage attributable to the buildings containing the primary use of the parcel shall not exceed 50%. Total coverage, which includes the primary building(s), the parking structure(s) and any area covered by surface parking, shall not exceed 65%.
All other uses	50% ⁽³⁾	65%	
<i>Building Height</i>	FAA height limits as determined in accordance with part 77 of the FAA regulations	35 feet ⁽⁴⁾	⁽⁴⁾ The height of equipment or machinery which is necessary to the operation of a permitted use may exceed 35 feet but may not exceed FAA height limits.
<i>Setbacks:</i>			
Streetside setbacks (applies to both public and private streets)	30 feet ⁽⁵⁾	30 feet ⁽⁵⁾	⁽⁵⁾ If the ultimate right-of-way for a street is widened subsequent to June 30, 1982, then the minimum setback may be 20 feet from the new right-of-way line. This provision shall not be construed to allow existing structures to expand by virtue of the reduced setback.
Side setbacks	10 feet ⁽⁶⁾	10 feet ⁽⁶⁾	
Rear setbacks	0 feet ⁽⁷⁾	0 feet ⁽⁷⁾	⁽⁶⁾ May be 0 feet provided that the main building on the abutting lot is at 0 feet, and both parcels are developed at the same time. ⁽⁷⁾ Any parcel with 2 or more street frontages may have one interior property line with a setback of 0 feet.
Improvements permitted within the setback area (applies to both mixed use and industrial districts)	1. Pedestrian walks. 2. Paving and associated curbing, except that vehicle parking shall not be permitted within the streetside setback where the property abuts a street designated as a special landscaped street, or within 10 feet of the ultimate right-of-way line for property along other streets. 3. Planters, fences or walls, with the stipulation that a planter, fence or wall located within the streetside setback may not exceed 3½ feet in height ⁽⁸⁾ . 4. Landscaping.		
	⁽⁸⁾ See the provisions in this matrix on fences for allowances made for security fences in the streetside setback area.		

⁽¹⁾ If uses allowed in the mixed use district are developed in the industrial district under the provisions of section 326.4 (note (1) in the matrix), then they must meet the development standards shown for the mixed use district.

MATRIX #2: DEVELOPMENT STANDARDS FOR NONRESIDENTIAL USES (Cont'd.)

	<i>Mixed Use District</i>	<i>Industrial District⁽¹⁾</i>	<i>Notes</i>
		- Steps, and open and unenclosed stairways, except that they may not be located within 10 feet of the streetside property line. - Architectural projections such as eaves, columns and buttresses may extend 6 feet into a 30-foot setback, and 3 feet into a setback less than 30 feet.	
Setbacks for structures built over public streets (applies to both mixed use and industrial districts)	Buildings which are located on either side of a public street and are connected by a bridge over the street must maintain the following setbacks and clearances: - The vertical plane of the building which faces the street must be at or outside the required building setback from that street. - A clearance of at least 20 feet from the surface of the roadway to the underside of the bridge must be maintained. Signs shall be provided on bridges indicating the vertical clearance from the street. - If more than 1 bridge is proposed over the same street, the bridges can be no closer together than the width of the 2 bridges added together. The intent of this section is to ensure that a tunnel-like effect is avoided even if bridges are developed on a series of adjacent properties. For purposes of this section, a bridge is a structure suspended over a roadway which contains usable floor area. This section does not apply to pedestrian and/or bicycle overcrossings.		
Parking (applies to both mixed use and industrial districts)	Parking shall be provided in accordance with section V.E-401 et seq. of the Irvine Code except for the following: - In no instance shall parking exceed 1 space per 500 square feet for an industrial, storage, or warehouse use. - For mixed use buildings, each use shall have parking as per the requirements of the city's zoning ordinance. Those portions devoted to an industrial, storage or warehousing use shall not exceed 1 space per 500 square feet of gross floor area.		
Landscaping:			
Site landscaping (applies to both mixed use and industrial districts)	A minimum of 15% landscaping is required for each improved building site.		

⁽¹⁾ If uses allowed in the mixed use district are developed in the industrial district under the provisions of section 326.4 (note (1) in the matrix), then they must meet the development standards shown for the mixed use district.

MATRIX #2: DEVELOPMENT STANDARDS FOR NONRESIDENTIAL USES (Cont'd.)

	<i>Mixed Use District</i>	<i>Industrial District⁽¹⁾</i>	<i>Notes</i>
	2. All required trees shall be a minimum 15-gallon size, unless otherwise approved by director of community development. Five-gallon tree sizes may be substituted for 15-gallon on a 2:1 basis.		
	3. Damaged plantings and irrigation equipment will be repaired or replaced within 30 days.		
Parking area landscaping (applies to both mixed use and industrial districts)	1. The intent of providing landscaping in parking areas is to offer relief to the monotony of rows of parked cars, and to create an overhead canopy thus shading the parking surface and reducing heat gain.		
	2. A minimum of 15% of that portion of the site devoted to parking shall be landscaped. ⁽⁹⁾ Parking area shall be computed by adding together the acreage devoted to vehicular parking spaces plus any drives, aisles, and maneuvering areas that provide access from the street to those vehicular parking areas. The 15% landscape requirement for drives and parking areas may be waived by the director of community development when design solutions indicate conformance with the intent of this section. The landscaping provided to meet this requirement can also be counted toward the site landscaping requirement.		⁽⁹⁾ <i>Exceptions:</i> For an industrial use, the 15% landscaping requirement in the parking lot area shall apply only to those parking areas which are in the front of, or on the side of, a building, and not to the rear parking area, unless the rear parking is visible from any public right-of-way, then the 15% parking area landscaping requirement shall apply. The director of community development shall determine which parking areas are exempt from the landscaping criteria at the time of site plan review.
	3. A minimum of one 15-gallon tree per 4 parking stalls shall be required in the parking area. The required trees shall be of a canopy type.		
Boundary landscaping (applies to both mixed use and industrial districts)		A landscaped strip with a minimum width of 3 feet shall be required along all interior property lines for office and retail uses. A minimum width of five (5) feet shall be required if it borders a parking area and the length of the parking stalls have been reduced by 2 feet as provided in section V.E-404(A)(4)d. For industrial uses, this requirement applies only to side yard property lines. In the instance where an industrial use has no rear yard (such as where there are street frontages), then all interior property lines shall have boundary landscaping.	
Special landscaped streets (applies to both mixed use and industrial districts)		<i>Special landscaped streets:</i> Properties which abut any of the streets listed below must landscape the area between the ultimate street right-of-way line and the minimum building setback line. The only improvements which may encroach into this landscaped area are driveway entrances; sidewalks;	
	⁽¹⁾ If uses allowed in the mixed use district are developed in the industrial district under the provisions of section 326.4 (note (1) in the matrix), then they must meet the development standards shown for the mixed use district.		

MATRIX #2: DEVELOPMENT STANDARDS FOR NONRESIDENTIAL USES (Cont'd.)

	Mixed Use District	Industrial District ⁽¹⁾	Notes
	planters, fences, or walls. Special landscaped streets include:		
	Newport Freeway	Campus Drive	
	San Diego Freeway	Dupont Drive	
	MacArthur Boulevard	Michelson Drive	
	Red Hill Avenue	Von Karman (south of San Diego Freeway)	
Jamboree Boulevard			
Signs (applies to both mixed use and industrial districts)	All signs shall comply with the standards established in the general sign regulations of the Irvine Code.		⁽¹⁰⁾ Sign programs for sites having 5 or less signs, excluding convenience signs and business directories, are subject to review and approval by the director of community development. Sign programs for sites having 6 or more signs, excluding convenience signs and business directories, are subject to review and approval by the planning commission.
	A sign program shall be required for any building site where any of the following circumstances exist: ⁽¹⁰⁾		
	1. Five or more signs are proposed.		
	2. Two or more businesses are proposed.		
	3. Wall signs are proposed for any structures that are over 2 stories in height.		
Fences (applies to both mixed use and industrial districts):			
Fences, other than security fences (applies to both mixed use and industrial districts)	Maximum height of 12 feet, with the exception that fences located in the streetside setback area cannot exceed a maximum height of 3½ feet. ⁽¹¹⁾		⁽¹¹⁾ Exceptions: See provisions for security fences.
Security fences	1. Fencing up to a height of 6 feet may be permitted within any streetside setback area when there is a demonstrated need for security as determined by the director of community development.		
	2. Security fencing shall not void the intent of landscaping requirements. Therefore, all security fences which are within the streetside setback shall be constructed of wrought iron or similar materials with respect to quality and durability, shall transmit 90% light, and shall not obstruct views of landscaping. (No chain link or barbed wire is allowed.)		
	3. Security fencing shall not create a sight distance problem for motorists entering or exiting from the site.		
Lighting (applies to both mixed use and industrial districts)	1. Exterior lighting is required for all employee and visitor parking areas, walkways, and building entrances and exits.		
	2. No light standard shall exceed 10 feet in height unless the light standard has a light cutoff of 90° or less, in which case the maximum height shall be 30 feet.		

⁽¹⁾ If uses allowed in the mixed use district are developed in the industrial district under the provisions of section 326.4 (note (1) in the matrix), then they must meet the development standards shown for the mixed use district.

MATRIX #2: DEVELOPMENT STANDARDS FOR NONRESIDENTIAL USES (Cont'd.)

	<i>Mixed Use District</i>	<i>Industrial District⁽¹⁾</i>	<i>Notes</i>
	3.	No light source shall be affixed to any building so that rays are perpendicular to the building face.	
	4.	All direct rays shall be confined to the site.	
<i>Screening</i>	1.	All building operating mechanical equipment shall be screened from off-site view.	
	2.	All outside storage areas shall be screened with an opaque wall or fence.	

MATRIX #3: DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

	<i>Mixed Use and Residential Districts⁽¹⁾</i>	<i>Notes</i>
<i>Density Allowed</i>	30—45 units per acre	
<i>Minimum Lot Size</i>	½ acre ⁽²⁾	⁽²⁾ This requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory homeowners association, and the land under the jurisdiction of the association meets the minimum lot size requirements.
<i>Building Site Coverage</i>	65% ⁽³⁾	⁽³⁾ If recreational open space is placed over the parking structure, then that portion of the parking structure covered by these uses shall not count towards building site coverage, provided that the parking structure is no more than 10 feet above natural grade, is designed in keeping with the architectural theme of the residential units, and is screened with berming and landscaping.
<i>Building Height</i>	FAA height limits as determined in accordance with part 77 of the FAA regulations.	
<i>Setbacks:</i>		⁽⁴⁾ If the use of the adjoining parcel is residential, then the building setback shall be a minimum of 5 feet, but in no instance shall any structure be located closer than 10 feet to another structure.
From property lines	Minimum 30 feet ⁽⁴⁾⁽⁵⁾	⁽⁵⁾ On-site parking shall not be permitted within 30 feet of exterior boundaries of the site. However, on-site parking is permitted to cross parcel lines within a site as long as a legal document is executed ensuring that the parking area will continue to function as a single entity.
Improvements permitted within the streetside setback area ⁽⁶⁾	1. Pedestrian walks. 2. Driveway entrances.	⁽⁶⁾ Other than the improvements noted, streetside setbacks shall be landscaped.

⁽¹⁾ If uses allowed in the mixed use district are developed in the industrial district under the provisions of section 326.4 (note (1) in the matrix), then they must meet the development standards shown for the mixed use district.

MATRIX #3: DEVELOPMENT STANDARDS FOR RESIDENTIAL USES (Cont'd.)

<i>Mixed Use and Residential Districts⁽¹⁾</i>	<i>Notes</i>
3. Planters, fences and walls not to exceed 3½ feet in height. 4. Steps, and open and unenclosed staircases, except that they shall not be permitted within 10 feet of the streetside property line. 5. Architectural projections such as eaves, columns, buttresses, bay windows and fireplaces may extend 6 feet into a 30-foot or greater setback and 3 feet into any setback less than 30-feet.	
<i>Parking</i>	Parking requirements for all residential units shall be based on the parking standards as set forth in section V.E-401 et seq. of the Irvine Code. If an applicant desires a reduction in these standards at the time of site design review, they must submit a parking study stating the request and the reasons why the reduced ratio is appropriate for the proposed rental and/or for-sale residential units. This study shall be reviewed by the transportation commission and approved by the planning commission prior to, or concurrent with, the approval of the site plan.
<i>Private Drives</i>	All private drives shall meet the standards stated in the city's private drive policy in effect at the time of site plan review.
<i>Signs</i>	All signs for residential uses shall comply with the standards established in the general sign regulations of the Irvine Code.
<i>Fences</i>	The height and materials of all fences, berms and walls constructed as acoustical barriers shall be reviewed and approved as part of site plan review. All other fences shall be limited to a maximum of 6 feet.
<i>Inclusionary Requirement</i>	Any residential units built must comply with section 326.10(7)–(9) of these regulations.

(Ord. No. 82-16, § 1, 11-23-82)

⁽¹⁾ If uses allowed in the mixed use district are developed in the industrial district under the provisions of section 326.4 (note (1) in the matrix), then they must meet the development standards shown for the mixed use district.

V.E-326.6. Special regulations on intensity of development: Mixed use, residential and industrial districts.

A. Intent and Purpose: It is the intent of these regulations to limit the intensity of development in the Irvine Business Complex so that the traffic generated by this development is within the capacity of the circulation system serving the Irvine Business Complex. Intensity is controlled through the use of development points. Points are assigned to projects based on the types of uses and amount of square footage proposed. Projects must either comply with a baseline limit on intensity or obtain approval of a conditional use permit to exceed this limit. The baseline limit would allow only as much development as could be accommodated by the general plan as depicted in exhibit 326-2 [see next page]. The criteria used to review conditional use permits and the findings required for approval ensure that needed circulation system improvements will be provided.

B. Assignment of Points to Project Proposals:

1. **Determination of gross number of points:** The community development department shall determine the gross number of development points attributable to each project proposal at the time of site plan review. Applicants shall submit site plans which specify the amount of square footage proposed for each type of use in the project. Projects shall be assigned a gross number of development points based on the ratios stated below:

<i>Type of Use</i>	<i>Points per Gross Leaseable Square Foot of Floor Area</i>
Office	3.0
Research and Development	3.0
General Commercial/Retail	1.5
Hotels/Motels	.75
Manufacturing/Warehousing Storage	1.0
	<i>Points per Unit</i>
Residential	726

For proposals containing a combination of uses, the square footage shall be separated by use,

translated into points, and then totaled. In following this procedure, the community development department shall use gross leasable square footage.

2. **Determination of net number of points:** Applicants who are proposing projects in the mixed use district can apply for adjustments in the gross number of points assigned to their projects. Adjustments can be made through the following mechanisms:
 - a. Density averaging;
 - b. Reducing the traffic generated by the project;
 - c. Providing the following benefits to the city:
 - (1) Extraordinary circulation improvements;
 - (2) Residential units;
 - (3) Revenue to the city over and above property tax;
 - (4) Extraordinary on-site amenities.

The application procedure and review process for each of these mechanisms are stated in section 326.6.D. Adjustments in assigned points must be approved either by the planning commission or zoning administrator through a conditional use permit.

The net number of development points attributable to a project is derived by taking the gross number and making any adjustments approved by use permit. In those instances where no adjustments have been made, the net number of development points attributable to a project is equivalent to the gross number.

C. Limits on Intensity of Development:

1. **Baseline limit on intensity for the mixed use, residential and industrial districts (except for existing corporate headquarters sites):**
 - a. **Point limit per acre:** Developments can use no more than 32,670 gross develop-

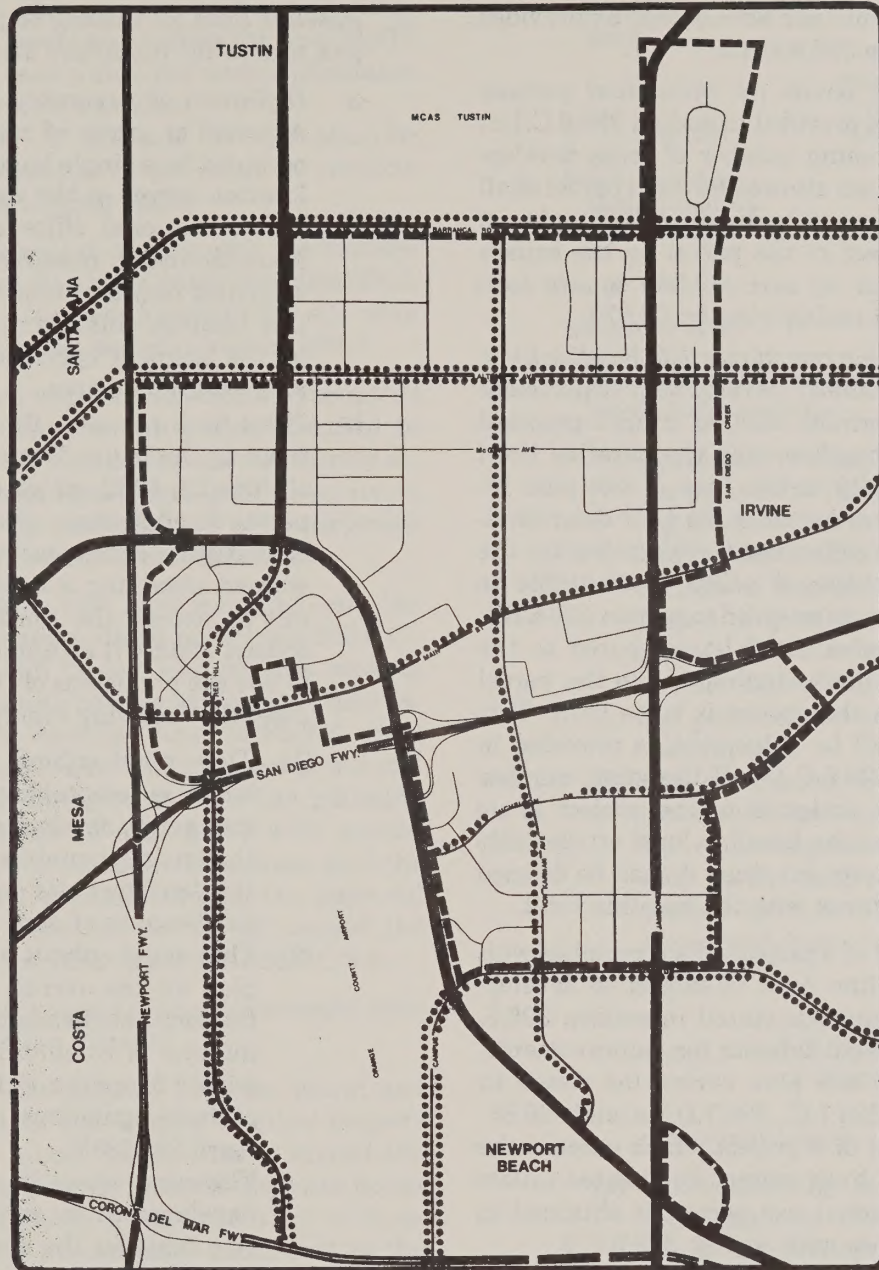
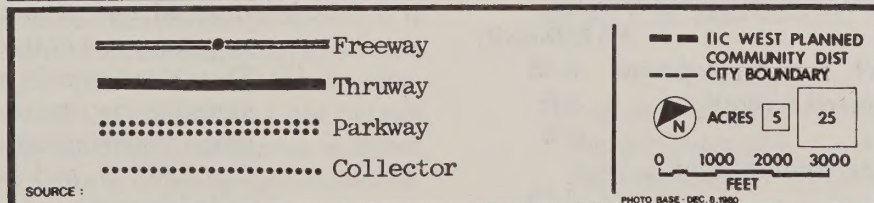


Exhibit 326-2: General Plan Circulation Element (as of 6/22/82)



CITY OF IRVINE IIC-W ZONING STUDY

ment points per acre except as provided in section 326.6.C.1.c.⁽¹⁾

- b. *Limit on points for individual parcels:* Except as provided in section 326.6.C.1.c., the maximum number of gross development points allowed for each parcel shall be determined by dividing the number of square feet in the parcel by the square footage in an acre (43,560 square feet) and then multiplying by 32,670.
- c. *Determining compliance with baseline limit:* The community development department shall determine whether or not a proposed project complies with the baseline limit on intensity at the time of site plan review. In order to make this determination, the department shall calculate the gross number of points attributable to the project as provided in section 326.6.B.1. This number shall be compared to the baseline limit attributable to the parcel on which the project is to be built. This limit shall be calculated as provided in section 326.6.C.1.b. If the gross number of points assigned to the project is no more than the baseline limit attributable to the project site, then it shall be deemed in compliance with the baseline limit.

Approval of a project which complies with the baseline limit is subject to development standards stated in section 326.5, and to requirements for improvements, fees, and site plan review (as stated in sections 326.7.C., 326.7.D.3.a. and 326.8). Approval of a project which exceeds the baseline limit cannot be granted unless a conditional use permit is obtained in accordance with section 326.6.C.3.

⁽¹⁾ This point limit is equivalent to the following floor area ratios (FAR's) or, in the case of residential uses, the following density:

	<i>FAR/Density</i>
Office/research and development	0.25
General commercial/retail	0.5
Hotels/motels	1.0
Manufacturing/warehousing/ storage	0.75
Residential, units per acre	45

This information is provided for reference purposes only. "Floor area ratio" is defined in section 326.11.

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2. *Baseline limit for existing corporate headquarters sites in the mixed use district:*

- a. *Definition of corporate headquarters site:* A parcel or group of contiguous parcels occupied by a single business, where this location serves as the regional, national or international office of the business. Manufacturing, research or distribution activities may also occur on the site; but this location must serve as a focal point for the business' operations within a sizeable geographic area.
- b. *Point limit per acre:* Businesses in existence in the Irvine Business Complex as of June 22, 1982, which qualify as a corporate headquarters site can use up to 65,340 gross development points per acre without obtaining a conditional use permit to exceed the limit established in section 326.6.C.1.a. Applicants proposing to use the provisions of this section must meet the following requirements:

- (1) They must submit documentation which is acceptable to the director of community development showing that the business qualifies as a corporate headquarters site and that it was in existence as of June 22, 1982.
- (2) They must submit a comprehensive plan for the overall development of the corporate headquarters site to the director of community development within 9 months of the effective date of these regulations (i.e., no later than April 22, 1983).

The comprehensive plan may depict development in excess of the baseline limit for the site; but only that amount of square footage within the limit of 65,340 points per acre can be developed without approval of a conditional use permit, subject to the requirements of this section.

- (3) They must comply with the requirement for the provision of local circulation improvements as stated in section 326.7.C. and pay fees for area-wide improvements as follows:
 - (a) "A" rate for each net development point up to the first 32,670 net points per acre attributable to the project.

- (b) "B" rate for each net development point above the first 32,670 net points per acre attributable to the project.

The "A" rate and "B" rate shall be calculated as provided in sections 326.7.D.3.a. and b.

- (4) They must comply with the development standards stated in section 326.5, and the requirements for site plan review as stated in section 326.8.
- c. For each comprehensive plan submitted during the 9-month period specified in section 326.6.C.2.b.(2), the community development department shall adjust its record of the ambient level of development as provided in section 326.7.D.2.a.
- d. Applicants who have complied with the requirements stated in sections 326.6.C.2.b.(1) and (2) but who propose projects on corporate headquarters sites which exceed the baseline limit of 65,340 gross points/acre must obtain approval of a conditional use permit from the planning commission in accordance with section 326.6.C.3.c. and d. In no instance shall the intensity granted through the approval of a conditional use permit exceed the limits specified in section 326.6.C.3.b.
3. *Development in excess of baseline intensity limit in the mixed use district:*
- a. *Intent and purpose:* It is the intent and purpose of this section to allow projects in the mixed use district to exceed the baseline limit on gross development points established in section 326.6.C.1 with approval of a conditional use permit by the planning commission or zoning administrator. However, a project that exceeds the baseline limit shall be exempt from the conditional use permit procedure if it meets the requirements stated in section 326.6.C.3.f. This section allows developers to avoid the conditional use permit process for small-scale additions or minor improvements to existing developments.
- b. *Maximum limit on development intensity:* In no instance shall the intensity granted through the approval of a condi-

tional use permit exceed the following limits:

<i>District</i>	<i>Maximum Number of Net Development Points Permitted per Acre⁽²⁾</i>
Mixed use district:	
Medium-intensity	65,340
High-intensity	130,680
	<i>Density/Acre</i>
Residential uses	45 units

- c. *Procedure for review of conditional use permit applications:*

- (1) Applicants who apply for a conditional use permit for the purpose of exceeding the baseline intensity limit specified in section 326.6.C.1. or C.2. shall include a site plan illustrating the project proposal as part of their submittal. The site plan shall specify the amount of building square footage proposed for each type of use in the proposal.
- (2) The community development department shall determine the total number of development points attributable to the project, as provided in section 326.6.B.1. This total shall be translated into gross points/acre as follows:

$$\text{total \#} \div \frac{\text{\# of sq. ft. in parcel}}{\text{\# of sq. ft. in acre}} = \text{gross points/acre}$$

- (3) The community development department shall determine the total number of net development points attributable to the project as provided in

⁽²⁾ These point limits are equivalent to the following floor area ratios (FAR's):

<i>District</i>	<i>FAR</i>
Mixed use district:	
Medium-intensity	0.5
High-intensity	1.0

This information is provided for reference purposes only. "Floor area ratio" is defined in section 736.11.

section 326.6.B.2. This total shall be translated into net points/acre as follows:

$$\text{total \#} \div \frac{\text{\# of sq. ft. in parcel}}{\text{\# of sq. ft. in acre}} =$$

net points/acre

If the net points/acre attributable to the project exceeds the baseline limit specified in section 326.6.C.1. or C.2., approval is subject to the development standards stated in section 326.5, and to requirements for improvements as stated in section 326.7.C., for fees as stated in section 326.7.D.3.b. or 4., whichever is applicable, for site plan review as stated in section 326.8., and to the findings required by section 326.6.C.3.d.

- d. *Findings required for approval of conditional use permit to exceed baseline intensity limit:* The planning commission or zoning administrator shall grant a conditional use permit which allows a project to exceed the baseline limit only if they find that circumstances exist as stated in (1), (2) or (3) below. If finding (3) is applicable to the project, finding (2) cannot be substituted. In addition, findings of fact must be made in accordance with (4), (5) and (7) below prior to approval of conditional use permits for projects which exceed the baseline limit and in accordance with (6) and (7) below for conditional use permits for residential uses.

- (1) The net points/acre attributable to the project are at or within the baseline limit on intensity specified for the district in which the proposed project is located. The applicant will pay circulation improvement fees as required by section 326.7 of these regulations.
- (2) When the building square footage in the proposed project is added to the ambient level of development⁽³⁾ in the Irvine Business Complex, and this total is compared to the net land area

in the Irvine Business Complex, the floor area ratio which results is less than 0.35. The applicant will pay circulation improvement fees as required by section 326.7 of these regulations.

- (3) When the building square footage in the proposed project is added to the ambient level of development⁽³⁾ in the Irvine Business Complex, and this total is compared to the net land area in the Irvine Business Complex, the floor area ratio which results is more than 0.35. The applicant has identified specific circulation improvements which will mitigate the traffic impact caused by the development in excess of an average FAR of 0.35 for the Irvine Business Complex and has agreed to provide their proportionate share of these improvements as a condition of approval on the proposed project. The proposed improvements are in addition to those identified as feasible by resolution of the city council.
- (4) The city has reasonable assurance that the traffic impacts created by the proposed project can be accommodated by the circulation system which serves the Irvine Business Complex and that needed improvements to that system to accommodate this project have been funded.
- (5) The proposed project has been referred to the agency or agencies responsible for water and sewer service, and the agency has determined that the necessary domestic water and sewage treatment facilities and capacity are or will be available by the projected date on which certificates of use and occupancy will be issued. Projects which exceed 45,748 gross development points per acre have been referred to the agency responsible for water service and the agency has determined that adequate water supply fire flow is or will be available by the projected date on which certificates of use and occupancy would be issued.
- (6) The proposed project has been referred to the appropriate school district, and

⁽³⁾ "Ambient level of development" is defined in section 326.6.D.2.a.

they have determined that facilities are or will be available for the children anticipated from this project by the projected date on which certificates of use and occupancy would be issued.

- (7) The findings required by section V.E-932(g) of the Irvine Code, which concern the approval of conditional uses in general, have been met.

e. *Hearing responsibility for conditional use permit applications:*

- (1) Review and approval of conditional use permit applications for projects which exceed the baseline limit up to 45,738 gross development points per acre shall be the responsibility of the zoning administrator.
- (2) Review and approval of conditional use permit applications for projects having between 45,738 gross development points per acre and the maximum point limits stated in section 326.6.C.3.b. shall be the responsibility of the planning commission.

f. Improvements or additions to an existing development which is already over the baseline limit or improvements or additions which cause an existing development to exceed the baseline limit are exempt from the conditional use permit procedure if the following criteria are met:

- (1) The proposed improvement or addition adds less than 10,000 development points per acre to the site where the project is located.
- (2) The developer pays the fee determined by the city council for each development point added to the project by the addition or improvement.

D. *Mechanisms To Adjust Development Points Assigned to Projects in the Mixed Use District:*

1. *Density averaging:*

- a. Through the use of density averaging, a development that consists of two (2) or more contiguous parcels may be considered to be a single site for the purpose of calculating development points and complying with intensity limits. It is not nec-

essary that all of the parcels be developed simultaneously to qualify for density averaging. Density averaging may be utilized with a combination of both developed and undeveloped parcels.

- b. *Approval of averaging:* Use of density averaging must be approved through a conditional use permit in accordance with section 326.6.C.3.c.—e. Whenever density averaging is sought, a comprehensive development plan shall be submitted which shows the total projected square footage for all buildings within the site area. The comprehensive development plan shall be in the form of a site design. Approval of density averaging shall include approval of the comprehensive development plan. Approval shall only be given if the owners of the parcels included in the comprehensive development plan agree to a binding condition that, if they decide to sell one or more of the parcels included in the plan, the number of development points assigned to each parcel reverts to the actual number, and if this number is higher than the average, they are willing to pay the fee set by the city council (as provided in section 326.7) for each point above the average. This requirement is not intended to preclude developers from submitting a new request for averaging the remaining parcels as a means for adjusting the fees.

- c. *Modifications to the comprehensive plan:* Changes to an approved comprehensive development plan which do not result in an overall increase in the number of development points shall be submitted to the director of community development for review and approval. Modifications which result in an overall increase in the number of development points must be reviewed and approved by the planning commission.

2. *Reduction in traffic generation:*

- a. *Definition of "typical traffic volume":* For purposes of this ordinance, the traffic generation rate which is considered typical for the 3-hour PM peak period for office-type uses in the Irvine Business Com-

plex is 1 trip for each 805 gross development points assigned. Based on this definition, it is assumed that the number of trips per acre which will be produced by a specific project in the Irvine Business Complex is as follows:

of points assigned ÷ 805 = trips

$$\text{trips} \div \frac{\# \text{ of sq. ft. in parcel}}{\# \text{ of sq. ft. in acre}} =$$

trips/acre

- b. Reductions in the number of development points assigned to a project can be granted if the developer can demonstrate that the trips/acre generated by the project is lower than the typical rate defined in section 326.6.D.2.a. The procedure for evaluating requests for reductions based on lower generation rates shall be as follows:

- (1) The project proposal shall be submitted in the form of a site design and shall be accompanied by a traffic analysis. The traffic analysis shall include the following:

- (a) Calculations showing the trip generation rate per acre anticipated for the project for the 3-hour PM peak period.
- (b) Technical justification as to why the proposed use will generate less trips per acre than the typical rate defined in section 326.6.D.2.a.
- (c) If the developer proposes to use a transportation management plan, a description of all elements of this plan and an estimate of their effectiveness in reducing traffic generated by the project.
- (d) Any additional information deemed necessary by the manager of transportation services to analyze the traffic impacts of the proposed project.

- (2) All traffic analyses submitted for the purposes of this section shall be reviewed for adequacy by the manager of transportation services. After the

manager has determined that an analysis is adequate, the community development department shall use the trip generation rate justified by the analysis to determine the reduction in development points which can be granted. This reduction shall be calculated as follows:

- (a) Determine the number of trips/acre which would be generated by the project if it were typical using the formula stated in section 326.6.D.2.a.
- (b) Compare the typical generation rate to that justified by the traffic analysis and determine the difference.
- (c) Translate the difference into development points which can be deducted from the total assigned to the project.

$$\frac{\text{normal rate}}{\text{trips/acre}} - \frac{\text{proposed rate}}{\text{trips/acre}} = \frac{\text{difference}}{\text{trips/acre}}$$

$$\frac{\text{difference}}{\text{trips/acre}} \times \frac{805 \text{ pts.}}{\text{trip}} \times \frac{\# \text{ of sq ft in parcel}}{\# \text{ of sq ft in acre}} =$$

points/parcel to be deducted.

- (3) Requests to use a lower trip generation rate as justification for reducing the points assigned to a project shall be approved only if the amount of parking provided on the project site is adjusted as follows:
 - (a) The amount of parking provided for uses other than office-type uses does not exceed the minimum required by section V.E-401 et seq. of the Irvine Code.
 - (b) The amount of parking provided for office-type uses is reduced from the minimum required by section V.E-401 et seq. of the Irvine Code by an amount which corresponds to the reduction in trip generation rate below that defined as typical in paragraph (a) above. This reduction shall be calculated as follows:

$$\frac{(\text{typical trip generation rate/acre} - \text{proposed rate/acre})}{\text{typical trip generation rate}} \times$$

minimum # of parking spaces required for proposed office-type uses =

of spaces to be reduced

* * *

Office-type square footage proposed ÷ 250 =

minimum # of spaces required before reduction

- c. *Approval of reductions in traffic generation rates:* All requests for adjustments in traffic generation rates shall be approved through a conditional use permit in accordance with section 326.6.C.3.c.—e.

3. *Credit for extraordinary circulation improvements:* The provision of local and area-wide improvements to the circulation system serving the Irvine Business Complex (or equivalent fees) is required as a condition of project approval by sections 326.7 and 326.8 of these regulations. Reductions in the number of development points assigned to a project based on credit for circulation improvements provided in addition to those required shall be granted according to the following procedure:

- a. *Evaluation of improvements:* The applicant shall submit a list of improvements they propose to build which exceed the requirements of sections 326.7 and 326.8 of these regulations. This list shall include an estimate of the capacity added to the roadway system by the improvements, along with an estimated construction cost for each improvement.

The manager of transportation services shall verify the estimate of added capacity and cost, or if they disagree with the applicant's estimate, shall revise it.

- b. The added capacity created by the list of improvements shall be expressed in terms of trips added during the 3-hour PM peak period. The number of development points which can be deducted from the total gross number assigned to the project is as follows:

$$\frac{\# \text{ of trips added in 3-hour PM peak period}}{\text{trip}} \times \frac{805 \text{ points}}{\text{trip}} = \frac{\text{total \# of points to be deducted}}{\text{trip}}$$

- c. *Approval of credit for extraordinary circulation improvements* shall be granted through a conditional use permit in accordance with section 326.6.C.3 and shall include the following conditions:

- (1) Funding of the circulation improvements for which credit has been granted shall be a condition of approval on the project.
- (2) The task force referenced in section 326.9(12) shall determine how the improvements shall be phased and their determination shall also appear as a condition of approval on the project.

4. *Residential development credits:*

- a. Reductions in the number of development points assigned to a project based on credit for the provision of housing shall be granted on the following basis:

<i>Type of Unit Provided</i>	<i>Number of Points Deducted</i>
Market rate	726
Affordable to moderate income ..	1476
Affordable to low income	1776

- b. To qualify for credit, the units must meet the following criteria:

- (1) They must be located within the Irvine Business Complex.
- (2) If credit is being given for the units as low or moderate, they must meet the definitions established in the housing element of the city's general plan and any implementing resolutions adopted by the city council and in effect at the time credit is requested.

- c. *Approval of credit for residential units* shall be granted through a conditional use permit in accordance with section 326.6.C.3.c—e. and shall include the following conditions:

- (1) Construction of the residential units must commence prior to or concurrent with the issuance of building permits for any development being built in excess of the baseline limit through the use of residential credits.
- (2) Developers who receive credit for affordable units shall comply with the policies contained in the city's housing element and any implementing resolution adopted by the city council.

cil regarding establishing price and rent ranges for low- and moderate-cost units, distribution of these units, and screening of the prospective buyers and tenants.

5. *Credit for uses which produce added revenue:* Reductions in the number of development points assigned to a project based on credit for the provision of revenue to the city over and above property tax shall be granted on the following basis:

a. *Types of uses allowed:* Uses such as retail shops and stores, gas stations, restaurants, and hotels/motels are examples of the type of use envisioned by this section. They could also include theaters and other forms of commercial recreation if they produce sales tax or if at some future date the city enacted an entertainment tax. The use should be such that the city has some reasonable assurance that it will continue for an indefinite period into the future. Industrial uses which produce sales tax because they have been designated as site of sale are excluded.

b. *Amount of credit allowed:* The amount of credit shall be determined according to the following procedure:

- (1) The applicant shall submit a plot plan for the project which indicates all buildings and how the square footage in the buildings is distributed by use.
- (2) The community development department shall determine how much square footage is proposed of the type noted in section 326.6.D.5.a., and shall translate this square footage into gross development points as provided in section 326.6.B.1.
- (3) For each point assigned, 1.2 points can be deducted.

c. Approval of credit for uses which produce added revenue shall be granted through a conditional use permit in accordance with section 326.6.C.3.c.—e. provided that the following conditions can be met:

- (1) Any retail space for which credit is being granted conforms to the following design standards:

- (a) If the retail space is being placed in a building with office and/or research and development uses, and it is not a restaurant, hotel or motel, the retail space must be placed on the ground floor.

- (b) If the retail space is being placed in a building separate from office and/or research and development uses, the building cannot exceed 2 stories.

- (c) Restaurants can be placed on any floor of a mixed use building.

- (2) The city has reasonable assurance that the uses for which credit is being granted will remain for the life of the approved use by virtue of the design of the building and the location of the building relative to other uses on the site and in the Irvine Business Complex, and that replacement uses would have similar revenue-producing characteristics.

6. *Extraordinary amenity credit:* Reductions in the number of development points assigned to a project based on credit for extraordinary amenities shall be granted on the following basis:

a. *Types of amenities allowed:* Amenities such as extraordinary open space, parks, plazas, facilities for the arts, athletic facilities, and child care centers are examples of the types of amenities envisioned by this section. They should provide a benefit not only to the site on which they are located but also to the larger community. The city should receive assurance that any structure or area proposed for credit as an amenity will be used for that purpose for the life of the project receiving this credit.

b. The site in which the amenity area is located must be a minimum of 10 acres in order for the area to qualify. If the site consists of more than 1 parcel, then the parcels which comprise the 10 acre minimum site must be linked by a comprehensive plan as described in section 326.6.D.1.b. and approved by the planning commission or zoning administrator.

- c. For each square foot of amenity area provided, 3 development points can be deducted up to a maximum deduction of 6,534 development points per acre.
- d. Any open space, park or plaza for which credit is being requested shall comply with the criteria noted below. These criteria shall not apply to areas devoted to lakes or other water elements.
 - (1) The area must be in addition to that necessary to meet landscaping, park and setback requirements.
 - (2) *Minimum size:* The area must contain a minimum of 4,000 square feet.
 - (3) *Sunlight patterns:* The amenity area shall be able to receive direct sunlight on at least 30% of the surface area from 10:00 a.m. to 2:00 p.m. between the spring and fall equinox.
 - (4) *Design and landscaping:* At least 1 major element, such as art work or water, shall be included in the amenity area. The dominant landscape elements shall be trees and turf. The amount of impervious surface should not exceed 40% of the amenity area unless unique design considerations are offered.
- e. Approval of extraordinary amenity credit shall be granted through a conditional use permit in accordance with section 326.6.C.3.c.—e. (Ord. No. 82-16, § 1, 11-23-82)

V.E-326.7. Construction of circulation improvements and/or payment of fees required for project approval.

A. *Intent and Purpose:* It is the intent and purpose of this section to ensure that improvements to the city's traffic circulation system, needed as a result of development approvals in the Irvine Business Complex, will be provided.

B. *Classification of Circulation Improvements:* For the purposes of this section, circulation improvements are classified as follows:

- 1. *Local improvements:* These improvements are minor in nature and are usually installed adjacent or in close proximity to a project site. Examples include signals and associated

interconnect, restriping, left- and right-hand turn lanes, acceleration and deceleration lanes.

- 2. *Area-wide improvements:* These improvements provide significant increases to the capacity of the circulation system and, at the same time, the city has the authority to require them. Examples include construction and/or expansion of local, collector and arterial streets; construction of overcrossings; and expansion of freeway interchanges.
- 3. *Regional improvements:* These improvements provide significant increases to the capacity of the circulation system but, for the most part, the city has no authority over their design, construction or operation. They include such items as construction or expansion of the freeway network and provision of public transit through buses, light rail or other modes.

C. *Requirement for Provision of Local Improvements:* The public works department shall analyze each site plan submittal to determine if local traffic improvements are needed to mitigate the impacts of the proposed project. The public works department can require the applicant to submit a traffic study if they deem it necessary to conduct their analysis. If, as a result of this analysis, the manager of transportation services determines that local road improvements are needed, applicants shall be required to provide these improvements as a condition of approval on their site design. Applicants may pay fees in place of actual construction of required improvements subject to the approval of the manager of transportation services. Fees for this purpose shall be calculated in accordance with section 326.7.E.

D. *Requirement for Provision of Area-Wide Improvements:*

- 1. *Area-wide improvements shall be divided into the following categories:*
 - a. *"A" group:* This group includes all improvements needed to bring the current circulation system serving the Irvine Business Complex, as of the effective date of this ordinance, up to that shown in the circulation element of the city's general plan as depicted in exhibit 326-2 [see page 160.17].
 - b. *"B" group:* Improvements in addition to those required to implement the city's

general plan which would expand the capacity of the circulation system serving the Irvine Business Complex. The "B" group is further subdivided into the following categories:

- (1) Improvements which have been identified as feasible by a resolution of the city council. For purposes of this ordinance, it is assumed that, if these improvements were constructed along with the "A" group improvements, the circulation system which would result could accommodate development equivalent to an average 0.35 FAR in office-type development throughout the Irvine Business Complex.
- (2) Improvements which have not been identified as feasible by city council resolution.

2. *An applicant's responsibility for area-wide improvements shall be determined as follows:*

- a. Commencing with the effective date of these regulations (July 22, 1982), the community development department shall maintain a record of the ambient level of development in the Irvine Business Complex. The ambient level shall include the square footage in existing buildings and in proposed projects which have received site plan approval. In doing the initial count, the square footage in existing buildings and in projects approved prior to adoption of this ordinance shall be translated into gross development points using the ratios specified in section 326.6.B.1. Projects which are added to the record after adoption of this ordinance, in accordance with section 326.7.D.2.c., shall be translated into net development points using the procedure stated in section 326.6.B.2.

In addition to existing and approved projects, the ambient level shall include 65,340 points per acre for the total acreage within all corporate headquarters sites for which comprehensive plans have been filed under the provisions of section 326.6.C.2.d.(2).

The point total shall be divided by 3, which translates the total building square footage in the Irvine Business Complex into its equivalent in office square footage.

The community development department shall also maintain a record of the net land area in the Irvine Business Complex in square feet. Net land area shall exclude all public and private streets and any easements that prohibit surface use of the property. The community development department shall calculate the average floor area ratio for the Irvine Business Complex as follows:

$$\frac{\text{total "office" sq. ft. in IBC}}{\text{net land area in sq. ft. for IBC}} = \text{average FAR in IBC}$$

- b. As each project proposal is submitted, the community development department shall add the floor area shown on the site plan to the ambient level on record as of the date of submittal. The department shall then calculate the average FAR for the Irvine Business Complex using the new ambient level. If the average does not exceed 0.35 FAR, the applicant must comply with section 326.7.D.3. If the average exceeds 0.35 FAR, the applicant must comply with section 326.7.D.4.
 - c. Upon approval of a site plan application, the community development department shall revise the ambient level on record to reflect the square footage added to the Irvine Business Complex by this approval.
 - d. The community development department shall also revise the ambient level on record if building square footage in the Irvine Business Complex is reduced through demolition of structures when such demolition has been authorized by a city permit, or if existing buildings are converted to lower intensity uses.
3. *Projects within the average 0.35 FAR:* Applicants who propose projects within the average 0.35 FAR for the Irvine Business Complex shall be responsible for circulation improvements on the following basis:
- a. Projects which are at or within the baseline limit specified in section 326.6.B.1. with respect to net development points shall provide their proportionate share of the "A" group improvements. To comply with this requirement, applicants shall pay a fee as provided below:

- (1) The community development department shall maintain a list of the improvements included in the "A" group. This list shall also show the amount of capacity provided by each improvement during the 3-hour PM peak period. This capacity shall be expressed in terms of square footage of office-type development which could be accommodated. This capacity shall be translated into development points by multiplying the square footage by 3.
- (2) The community development department shall determine the total number of development points which could be accommodated by the "A" group improvements and the total cost of these improvements. This determination shall be reviewed and approved by the City Council. Based on this determination, the cost per point for funding the "A" group improvements shall be calculated by dividing the total cost by the total number of points accommodated.
- (3) Applicants proposing projects within the baseline limit with respect to net development points shall pay a fee for each net development point attributable to their projects. This fee shall be established by the city council and shall be based on the cost per point calculated in section 326.7.D.3.a.(2). This fee shall be referred to as the "A" rate.

The number of points for which fees must be paid can be reduced in cases where an applicant proposes to demolish an existing structure or structures on the project site. Such reductions shall be in accordance with section 326.7.G.

If credit is being granted for an existing building on the project site, as provided in section 326.7.G., then the number of points for which the "A" rate is paid is the difference between the credit granted and the baseline limit for the project site.

- b. Projects which exceed the baseline limit specified in section 326.6.C.1. with respect

to net development points but which would not cause the average FAR for the Irvine Business Complex to exceed 0.35 shall be responsible for their proportionate share of the "A" group and "B" group improvements. Applicants shall pay the "A" rate, explained in section 326.7.D.3.a.(3), for the points below the baseline limit for the project site. Fees charged for any net points in excess of this limit shall be calculated as follows:

- (1) The community development department shall maintain a list of the improvements included in the "B" group. This list shall also show the amount of capacity provided by each improvement during the 3-hour PM peak period. This capacity shall be expressed in terms of square footage of office-type development which could be accommodated. This capacity shall be translated into development points by multiplying the square footage by 3.
- (2) The community development department shall determine the total number of development points which could be accommodated by the "B" group improvements and the total cost of these improvements. This determination shall be reviewed and approved by the city council. Based on this determination, the cost per point for funding the "B" group improvements shall be calculated by dividing the total cost by the total number of points accommodated.
- (3) The city council shall establish a fee based on the cost per point calculated in section 326.7.D.3.b.(2). This fee shall be referred to as the "B" rate. Applicants shall pay the "B" rate for net points attributable to their projects in excess of the baseline limits for the project site.

The number of points for which fees must be paid can be reduced in cases where an applicant proposes to reuse or to demolish an existing structure or structures on the project site. Such reductions shall be in accordance with section 326.7.G.

If credit is being granted for an existing building on the project site, as provided in section 326.7.G., then the number of points for which the "A" rate is paid is the difference between the credit granted and the baseline limit for the project site. The "B" rate must be paid for any remaining points.

4. *Projects which cause the average FAR to exceed 0.35:* Applicants who propose projects which cause the average FAR for the Irvine Business Complex to exceed 0.35 FAR shall be responsible for circulation improvements on the following basis:

- a. Applicants shall pay the "A" rate, explained in section 326.7.D.3.a.(3), for the points below the baseline limit for the project site. If credit is being granted for an existing building on the project site, as provided in section 326.7.G., then the number of points for which the "A" rate is paid is the difference between the credit granted and the baseline limit for the project site.
- b. The development points in excess of the limit specified in section 326.7.D.4.a. shall be translated into their equivalent in office square footage by dividing by 3. The number of points remaining above this limit can be reduced in cases where an applicant proposes to reuse or demolish a structure or structures on the project site. Such reductions shall be in accordance with section 326.7.G. Applicants must identify specific circulation improvements which provide sufficient capacity to accommodate the equivalent office square footage. These improvements must be in addition to those identified as feasible by a resolution of the city council.

The effectiveness of the proposed improvements shall be evaluated by the manager of transportation services. Improvements cannot be used to comply with this section unless the manager determines that they will mitigate the development in excess of the limits stated in section 326.7.D.4.a. If improvements exist which are effective in mitigating the development proposed beyond the baseline, the project can be approved subject to the

provision of these improvements, and to the findings required by section 326.6.C.3.d. Applicants may pay fees in place of actual construction of the improvements subject to the approval of the Manager of Transportation Services. Fees for this purpose shall be calculated in accordance with section 326.7.E.

If improvements do not exist which mitigate the development proposed beyond the baseline limit, the project cannot be approved.

E. Payment of Fees in Lieu of Construction of Improvements: In cases where applicants are required to provide circulation improvements under the provisions of this ordinance, they may pay fees equivalent to the construction cost of these improvements rather than building them subject to the approval of the manager of transportation services. To determine the appropriate fee, the applicant shall submit an estimate of the construction cost for each required improvement. The manager of transportation services shall verify the estimated construction cost, or if they disagree with the applicant's estimate, shall revise the estimate. The fees paid by the applicant shall equal the cost accepted by the city as accurate.

F. Construction of Improvements in Lieu of Payment of Fees: In cases where applicants are required to pay fees for circulation improvements under the provisions of these regulations, they may construct improvements of equivalent value rather than paying the fee subject to the approval of the manager of transportation services. The applicant shall submit an estimate of the construction cost for each improvement they propose to construct. The manager of transportation services shall verify the estimated construction cost, or if they disagree with the applicant's estimate, they shall revise it. The value of the proposed improvements must equal or exceed the required fee in order for the manager of transportation services to approve the applicant's request to substitute construction of improvements for payment of fees.

G. Credit for Existing Square Footage in Determining Circulation Fees: In cases where an existing structure is located on the site of a proposed project, credit can be granted for the existing building square footage for purposes of calculating fees for circulation improvements, or for determining how much road capacity must be provided by the applicant to

accommodate the new development. The procedure for granting credit shall be as follows:

1. The applicant shall submit a floor plan of the existing building(s) which illustrates what uses occupied the building prior to the project proposal. The community development department shall check if its records show that the appropriate approvals were granted for the establishment of these uses. The department shall calculate the number of net development points attributable to the approved uses in the existing buildings using the ratios specified in section 326.6.B.1.
2. For project proposals within the average 0.35 FAR, as determined by section 326.7.D.2., the points attributable to the existing building(s) can be deducted from the net development points assigned to the proposal before calculating the fees which must be paid for area-wide circulation improvements. How these fees are calculated is specified in section 326.7.D.3.a. or b. depending on whether or not the project is within the baseline limit or exceeds this limit.
3. For project proposals that cause the average FAR to exceed 0.35, as determined by section 326.7.D.2., the net points attributable to the existing building(s) can be deducted from the net development points assigned to the proposal before determining how much road capacity the applicant must add to mitigate the traffic impact of the new development. The requirements which the applicant must meet with respect to construction of area-wide circulation improvements are described in section 326.7.D.4.b.
4. Requests for credit for existing building square footage shall be reviewed and approved by the director of community development for projects which do not require a conditional use permit and by the approval authority for projects requiring a use permit. Credit can only be retained by the applicant if they obtain the appropriate permits from the city for any interior alterations or demolition of buildings. Any demolition must proceed prior to the issuance of any building permits for new structures on the site, or in accordance with a phasing plan approved by the director of community development.

H. Exemptions From Fees: The following types of uses shall be exempt from payment of fees for circulation improvements.

1. Square footage within a building that provides services to employees such as cafeterias, employee lounges, and recreational areas. The square footage to be exempted shall be for the use of employees of the business at which they are located and shall not be open to the general public. Determination of whether or not a proposed use qualifies for this exemption shall be made by the director of community development. This exemption can only be granted if the property owner enters into an agreement with the city ensuring that the square footage remains in the exempt use.
2. Square footage used for child care centers facilities. Determination as to whether or not a facility qualifies for this exemption shall be made by the director of community development. This exemption can only be granted if the property owner enters into an agreement with the city ensuring that the square footage remains in the exempt use. (Ord. No. 82-16, § 1, 11-23-82)

V.E-326.8. Review of projects.

Site plan review shall be required for all development proposals in the Irvine Business Complex. Submittals shall be evaluated in accordance with section V.E-801 et seq. of the Irvine Code. In addition, site plan submittals shall be analyzed to determine if local traffic improvements will be required of the project, using the procedure stated in section 326.7.C. (Ord. No. 82-16, § 1, 11-23-82)

V.E-326.9. Status of previous approvals.

Projects in the Irvine Business Complex which have received site plan approval (whether preliminary or final or both) prior to the adoption of this ordinance need only comply with the development standards in effect at the time they were approved. Approved site plans which are valid on the effective date of these regulations shall be deemed extended to June 22, 1984. Any renewal of a site plan which has expired must comply with the development standards contained in these regulations. Revisions to an approved site plan must comply with the current adopted development standards for that portion of the site which is being changed.

With respect to fees, any projects in the Irvine Business Complex for which building permits are issued after the effective date of these regulations (July 22, 1982) must comply with the fee requirements stated in section 326.7 regardless of when they received site plan approval.

Projects which have been constructed prior to the adoption of these regulations will not be considered nonconforming because they exceed the intensity limits in these regulations as long as no additional square footage is added or no change is made in the uses conducted on the site and their relative proportion to one another. The provisions of the Irvine Code regarding nonconforming uses as stated in section V.E-137 shall apply to the Irvine Business Complex. (Ord. No. 82-16, § 1, 11-23-82)

V.E-326.10. General notes.

Air Quality:

- (1) Any business located in the Irvine Business Complex must comply with the regulations of the air quality management district on emissions of air pollutants.

Archaeological Sites:

- (2) Prior to approval of any tentative map, site plan or conditional use permit which impacts archaeological sites Ora 121 and Ora 287, these sites must be tested and the disposition of the sites must be decided in accordance with the policies stated in the historical, archeological and paleontological element of the city's general plan.

Drainage:

- (3) Prior to or concurrent with the filing of any tentative subdivision map, conditional use permit or site design, the developer shall submit a drainage plan to the City of Irvine for review and approval. Said drainage plan shall conform with any master plan or drainage in effect at time of review.

Energy Conservation:

- (4) In conjunction with the design of any project, the developer shall consider the inclusion of energy conservation measures, such as but not limited to the orientation and configuration of lots, units and buildings, to take maximum advantage of prevailing winds and relative position of the sun and

the provision of ready access to alternative means of transportation. At the time of filing of the tentative subdivision map, the developer shall submit a statement setting forth the energy conservation measures incorporated into the design of the subdivision and stating why other energy conservation measures have not, or could not, be included in the design of the subdivision.

The City of Irvine does not have an adopted energy policy as of the date of adoption of these regulations. Until the city adopts such a policy, consideration shall be given to other factors such as cost, product type and design, terrain and scale of the project, as to whether or not energy conservation measures can be incorporated into development proposals.

Grading:

- (5) Grading will be permitted upon securing a grading permit only within those areas where a tentative subdivision map, conditional use permit (if a conditional use permit is required), or site design has been approved by the City of Irvine.
- (6) Concurrent with any application for a grading permit, a dust control program shall be submitted for approval by the city engineer.

Housing:

- (7) At least 15% of all housing units built for sale or rent in the Irvine Business Complex shall be in a range affordable by families of moderate income. Provision of low-income units is dependent on whether or not the developer can obtain federal or state subsidies. Prior to the issuance of building permits, the applicant shall submit a letter to the director of community development outlining the steps they have taken to obtain housing subsidies. If at the time of issuance of building permits, the developer has been able to obtain such subsidies, the number of units they are able to provide which are affordable to low-income families shall be deducted from the number required for moderate-income families. If no subsidies are available, the developer will not be responsible for providing low-income units.

For the purposes of this condition, low and moderate income and the price and rent ranges affordable to those income groups shall be as defined in the housing element of the city's general plan and any implementing resolution adopted by the Irvine City Council in effect at the time of project approval.

- (8) All areas designated for residential use must be developed within the density range as indicated in the statistical analysis. Development above or below the density range requires approval of a general plan amendment and zone change.
- (9) Developers building residential units shall comply with the policies in the housing element of the city's general plan concerning the distribution of lower cost units, the priority for distributing low- and moderate-cost units, and the screening process for buyers/tenants of inclusionary units.

Improvements:

- (10) Within 6 months of the effective date of these regulations, the city council shall consider establishing a mechanism for funding circulation improvements needed to mitigate the traffic created by the Irvine Business Complex. In designing this mechanism, allowance shall be made for funding transit as well as roadways in seeking solutions to traffic congestion. The task force referenced in note (12) shall assist in the development of a long-term method for financing needed circulation improvements.
- (11) Until the mechanism referenced in note (10) is established, the city council shall establish an interim fee to be charged to developers in the Irvine Business Complex for the construction of circulation improvements. The number of development points attributable to projects shall be used as the basis for calculating the fees. The interim fee shall be in effect until the mechanism referenced in note (10) is established.
- (12) Upon adoption of these regulations, the city council shall appoint a task force to be responsible for the following tasks for the Irvine Business Complex:
 - a. Monitor the development pattern and traffic volumes which result as projects are approved.
 - b. Identify circulation improvements that are needed and develop a plan for how they should be phased.
 - c. Recommend to the city council how the funds collected for circulation improvements should be allocated as part of the development of the city's capital improvement program.
 - d. Review conditional use permit applications for developments that exceed the limit of 32,670 development points per acre, and advise the planning commission or zoning administrator whether or not adequate traffic capacity is available to serve these developments. This review is intended to be technical in nature, and it should not be inferred from this note that the task force would act as a hearing body.
 - e. On a biannual basis, report to the city council on the balance between development approvals and improvements to the circulation system, and on the adequacy of funding for improvements. The departments of public works and community development shall provide staff support to the task force. Costs associated with the activities of the task force shall be reimbursed from the funds collected for circulation improvements.
- (13) Upon adoption of this ordinance, the city council shall initiate a study to be conducted in cooperation with neighboring jurisdictions to develop a short-range transportation forecast for the airport area, to identify improvements needed to the area-wide and regional circulation system, and to analyze methods of funding these improvements.
- (14) All access plans, necessary right-of-way dedications and improvements shall meet with the requirements and approval of the director of public works. This shall be accomplished concurrently with submittal of site plans or request for grading permits, whichever comes first.
- (15) Sidewalks shall be installed in accordance with the sidewalk plan for the Irvine Business Complex.

3. Atriums, and ground floor and elevator lobbies not located in an area exclusively for the use of a single tenant.

(6) *Industrial Use:* Uses engaged in the manufacture, assembly, storage or wholesale distribution of a product or good. For the purpose of this definition, research and development uses, computer processing centers, data collection, or time share services, and testing labs which are similar to office uses in the number of employees per square foot are not included as industrial uses.

(7) *Office Use:* Uses where the affairs of a business, profession, service, industry or government agency are conducted and where the area devoted to this use is characterized by having more than 1 employee for each 500 square feet of floor space. Office also includes computer processing of data where the use has more than 1 employee for each 500 square feet of floor space.

(8) *Office-Type Use:* Uses which are similar to office uses in the amount of traffic they generate, the amount of parking they require, and the number of people per square foot they employ.

(9) *Research and Development Use:* Uses engaged in the research, design, development and/or testing of a product. Research and development also

includes any use engaged in performing lab functions.

(10) *Retail Use:* Businesses which sell goods or services to the general public and which produce revenue, other than property tax, for the city in which they are located.

(11) *Site Area, Gross:* The total land area within the outermost boundaries of all parcels or lots included in a site design or conditional use permit application before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such parcels or lots. In determining the gross site area, it shall extend to the center line of all adjacent public streets.

(12) *Site Area, Net:* The total land area within the outermost property lines of all parcels or lots included in a site design or conditional use permit application exclusive of all public rights-of-way and all easements that prohibit the surface use of a portion of the property.

(13) *Wholesale Use:* Businesses which store large stocks of goods and sell them in bulk quantities to retail outlets. Sales to the general public do not occur on the site, nor is the location of the business advertised through newspapers, flyers or other media designed to reach the consumer.

Sec. V.E-327. Auto Center.

The supplemental regulations for the Auto Center "PC" District are as follows:

V.E-327.1. Statistical summary.

The Auto Center Planned Community has been divided into two (2) basic groups:

<i>Area</i>	<i>Use</i>	<i>Gross Acres</i>
1	Auto and related	54+
2	Commercial	11+
Total		65+

V.E-327.2. Intent and purpose.

The intent of the planned community regulations contained herein is to guide the planning, design and development of an auto sales, service and related center. The center is to be perceivable from the integrity of its overall design. Developmental quality through site planning, neighborhood design, streetscapes, architectural design, materials and workmanship of all buildings and structures is promoted through the regulations contained in this ordinance.

V.E-327.3. Notes.

(a) Within the planned community area, the continued use of the land for agricultural

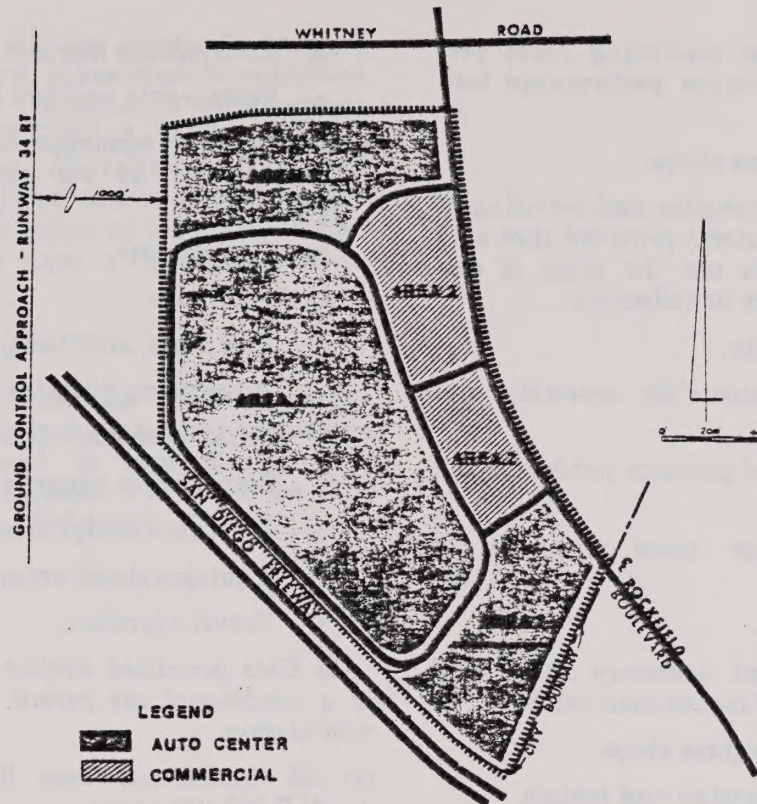
purposes with uses, structures and appurtenances accessory thereto shall be permitted subject to the applicable regulations of the A "Agricultural" District, sections V.E-212 through V.E-216, Irvine Zoning Ordinance.

(b) Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

(c) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Auto Center Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(d) Any land use proposal or development standard not specially covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance.

(e) Whenever the regulations contained herein conflict with the regulations of sections V.E-212 through V.E-230, Planned Community District Regulations of the City of Irvine Zoning Ordinance, the regulations contained herein shall take precedence.



LAND USE MAP AUTO CENTER PLANNED COMMUNITY

(f) A plan for silt control for all storm runoff from the property during the construction shall be prepared and submitted to the California Regional Water Quality Control Board staff for their review prior to the issuance of a grading permit. The plan shall be in effect during initial operation of the tract to maintain the integrity of silt control facilities during normal operation.

(g) Approval by the air pollution control district of any plans, devices, or facilities for the control of any air pollutants which may be generated, shall be required.

(h) The interiors of the buildings in the complex will be sound attenuated from exterior noise to a level equal to the design ambient base noise level within the building plus ten (10) dBA. Sound attenuation below 55 dBA will not be required.

(i) Exceptions to the parking standards expressed in the parking ordinance of the city will be included in a parking plan which will be subject to approval of the planning

commission. In general, parking proposals will be specifically tailored for the type and design of the center ultimately constructed and to the parking and shopping needs of its clientele.

(j) Grading within the zone shall be subject to the approval of the director of public works.

V.E-327.4. Area 1. (Auto center)

(a) *Uses permitted:*

- (1) Auto, truck, recreational vehicle and motorcycle sales and service (dealerships and/or independents).
- (2) Service industries which provide a service and generally are related to uses listed above as opposed to the manufacture of a specific product, such as, but not limited to the following:
 - a. Repair, maintenance and servicing of appliances or component parts for motor vehicles.
 - b. Tooling.

- c. Testing shops (excluding noise producing or noxious performance testing).
 - d. Small machine shops.
 - e. Repair, maintenance and servicing of above listed items provided that said industries are not the point of customer delivery or collection.
 - f. Diagnostic labs.
- (3) Experimental automobile assembly and fabrication.
 - (4) Outside display of products incidental to a permitted use.
 - (5) Vehicular storage areas (exclusive of impound yards).
 - (6) Farm equipment.
 - (7) Tire, battery and accessory shops and accessory indoor installation facilities.
 - (8) Auto and vehicle glass shops.
 - (9) Auto and truck leasing and rentals.
 - (10) Equipment rental.

(b) Uses permitted subject to the granting of a conditional use permit by the planning commission:

- (1) Paint and restoration shops (independent from dealerships).
- (2) Body shops (independent from dealerships).
- (3) Service stations.
- (4) Car wash.

(c) Development standards: Subject to the requirements of section V.E-229(a) of the City of Irvine Zoning Ordinance except as modified by these regulations.

V.E-327.5. Area 2. (Commercial centers)

(a) Uses permitted:

- (1) All permitted uses listed in section V.E-327.4(a) above.
- (2) Retail commercial, such as but not limited to the following:
 - a. Barbershops.
 - b. Beauty shops.
 - c. Cocktail lounges.

- d. Convenience markets.
 - e. Restaurants and fast food facilities.
- (3) Professional, administrative and business offices, such as but not limited to the following:
 - a. Accountants.
 - b. Attorneys.
 - c. Engineers, architects, planners, etc.
 - d. Advertising agencies.
 - e. Banks and other financial offices.
 - f. Employment agencies.
 - g. Insurance companies.
 - h. Photographers, artists, etc.
 - i. Travel agencies.

(b) Uses permitted subject to the granting of a conditional use permit by the planning commission.

- (1) All conditional uses listed in section V.E-327.4(b) above.
- (2) Hotels and motels.
- (3) Day care centers.

(c) Development standards: Subject to the requirements of section V.E-229(a) of the City of Irvine Zoning Ordinance except as modified by these regulations.

V.E-327.6. Site plan review.

(a) Review of each development site will be required by the director of planning with emphasis on, but not limited to, the following design concerns:

- (1) Loading area orientation.
- (2) Parking facilities.
- (3) Landscape and structural screening.
- (4) Vehicular access and circulation.
- (5) Landscape and irrigation.
- (6) Pedestrian and bicycle circulation.
- (7) Lighting with respect to interference with El Toro operations.

If in the opinion of the director of planning a site plan requires planning commission review, the site plan will be referred to the commission for a determination.

(b) *Processing:* In the case of planning commission referral, plans must be submitted and processed in conformance with sections V.E-801 through V.E-807 of the City of Irvine Zoning Ordinance. All other cases will be processed as outlined above, including submission of five (5) copies of the plans. Within ten (10) working days a decision must be made.

V.E-327.7. Appeals.

Appeals from either the decision of the director of planning or planning commission shall be processed in conformance with sections V.E-801 through V.E-807 of the City of Irvine Zoning Ordinance. (Ord. No. 149, 10-28-75)

Sec. V.E-328. Jeffrey.

The supplemental regulations for the Jeffrey "PC" District are as follows:

V.E-328.1. Statistical analysis.

		<i>Gross Area Acreage</i>	<i>Density Range D.U.'s/Acre</i>	<i>Median Dwelling Units</i>	<i>Maximum Dwelling Units</i>	<i>Median Population</i>	<i>Maximum Population</i>
<i>Residential</i>							
Low-medium	1	50.75	0—15	381	762	1,143	2,286
	2	1.45	0—15	11	22	33	66
Medium	3	.88	7—10	8	9	24	27
Total Residential		53.08		400	793	1,200	2,379

Commercial

General	4	13.43	50% Site Coverage
	5	7.86	50% Site Coverage
Total Commercial		<u>21.29</u>	
Total Planned		74.37	

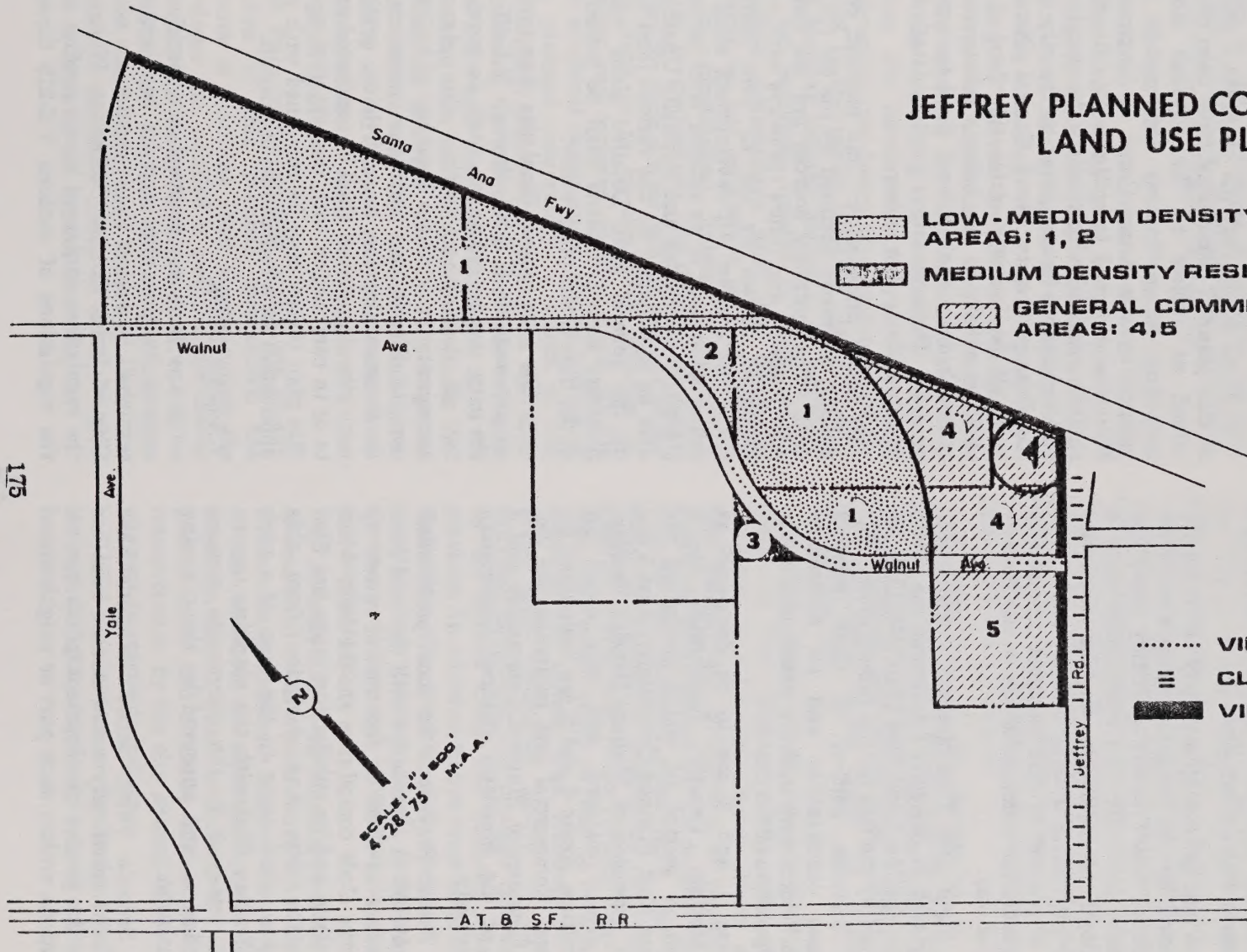
Community

Parks As per Local Park Ordinance

Schools As per Irvine Unified School District

JEFFREY PLANNED COMMUNITY LAND USE PLAN

-  LOW-MEDIUM DENSITY RESIDENTIAL, AREAS: 1, 2
-  MEDIUM DENSITY RESIDENTIAL, AREA: 3
-  GENERAL COMMERCIAL, AREAS: 4, 5



-  VILLAGE BIKEWAY
-  CLASS 1 BIKEWAY
-  VILLAGE EDGE

shall be required for all development within this planned community. Where development involves a subdivision, preliminary site plan review shall be conducted prior to or in conjunction with tentative maps. Final site plan review shall be required for all development prior to the issuance of building permits. Should a conditional use permit be required, final site plan review may be combined with the CUP application.

(k) Where conditional use permits and site plan reviews are to be processed simultaneously, the filing deposit shall be the greater amount.

(l) Village and regional trails shall be provided as per the master plan of bikeways. Internal or local trail systems shall be approved in conjunction with each preliminary site plan/tentative tract map. Wherever possible, bicycle, riding and hiking trails will be independent of streets and incorporated into open space.

(m) A recreational vehicle storage implementation plan shall be provided at the time of final site plan review for residential areas which should explore provisions for individual on-lot or on-site facilities including expanded side setbacks, screening, etc.

(n) Measures for nonmechanical ventilation of structures shall be detailed at final site plan review and provided at the time of construction.

(o) The acreage, location, installation and configuration of open space and local parks shall be subject to review by the director of community services and approved by the planning commission under preliminary site plan review/tentative tract map procedures.

(p) All access points shall be subject to approval by the director of public works at the time of preliminary and final site plan review.

(q) Plans for sound attenuation of the Santa Ana Freeway and thruways at ultimate vehicular capacity for habitable exterior areas of the Jeffrey Planned Community shall be detailed at the time of preliminary site plan review/tentative tract map and final site plan review which demonstrates measures that will meet the levels between Normally Accept-

able and Normally Unacceptable as established for various land uses by the general plan.

(r) Gross acreage is denoted as the total land area within a defined boundary. Acreage measurements are made to the center line of the streets.

(s) Density:

(1) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.

(2) The total number of units shall be determined by the maximum densities of the land use plan.

(t) Density averaging may be permitted in Area 1 of this planned community subject to the following conditions:

(1) One tentative subdivision map for all land area under single ownership.

(2) An ultimate maximum density of 25 dwelling units per acre.

(3) An ultimate maximum number of 762 dwelling units.

(u) All areas of this planned community within the 100-year flood plain shall be developed as per the policies and requirements of the city and Orange County Flood Control District, and shall be subject to any subsequent criteria established by the National Flood Insurance Program should the city participate, and shall be detailed at the time of preliminary and final site plan review.

(v) Prior to the issuance of grading permits, an erosion/siltation control plan shall be submitted to the California Regional Water Quality Board.

(w) A village edge treatment as per sections V.E-227 through V.E-230 of the zoning ordinance will be detailed at the time of final site plan review for those portions of the planned community along Jeffrey Road and the Santa Ana Freeway.

(x) Village entry plans for the northwest (Area 4) and southwest (Area 5) corners of Jeffrey Road and Walnut Avenue shall be submitted for approval at final site plan review. These plans may require approxi-

mately 3,000 to 4,000 square feet of land on each corner to be dedicated to the city subsequent to the improvements generated for the entry treatment.

(y) All activities listed as temporary land uses in the development standards are permitted during the construction phases of development and must be removed with complete site restoration prior to the issuance of certificates of use and occupancy.

(z) All uses, structures, and other appurtenances deemed accessory or incidental to a principal use are permitted subject to landscaping or other screening measures as detailed in a plan approved by the director of planning prior to the issuance of permits.

V.E-328.4. General development standards.

The following general standards apply to the residential and commercial development within this planned community. Where certain development standards are not addressed herein, the appropriate sections of the subsequent development standards or the zoning ordinance shall apply.

(a) Streetside setbacks:

- (1) The following minimum setbacks measured from the ultimate right-of-way line shall apply to main structures abutting streets.

<i>Street designation</i>	<i>Residential</i>	<i>Commercial</i>
Freeway	*50'+	50'
Thruway	32'	32'
Parkway	32'	32'
Community collector	32'	32'
Local collector	15'	—
Local	10'	—
Private	10'	—

*Setback may be increased at the time tentative maps are considered.

(2) Garages/carports:

- a. Garages/carports with direct access onto a street shall be set back a minimum of twenty (20) feet from the ultimate right-of-way.
- b. Garages/carports with indirect access onto a street shall be set back a minimum of ten (10) feet from the ultimate right-of-way line.

- c. Garages/carports with direct access from a private drive shall not require a setback.

(b) Patio covers:

- (1) All patio covers, including trellises, may connect the main structure to the garage and encroach into the side and rear yard setbacks.
- (2) These appurtenances shall be subject to the applicable site coverage limitations and appropriate building code provisions.

(c) Building heights:

- (1) All residential structures shall be limited to a maximum building height of thirty-five (35) feet.
- (2) All commercial structures shall be limited to a maximum building height of fifty (50) feet.
- (3) Architectural features and appurtenances such as, but not limited to clock towers, identification monuments, chimneys, and other similar features may exceed the applicable height limitation subject to the approval of the director of planning.

(d) Private streets/drives:

- (1) For purposes of establishing building setbacks, the effective right-of-way line shall be found eight (8) feet from the curb face.
- (2) Private streets and drives serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width/travel way of twenty-four (24) feet.
- (3) Private streets and drives serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width/travel way of twenty-eight (28) feet.
- (4) Private streets and drives with on-street parking limited to one (1) side shall have a minimum paved width/travel way of thirty-two (32) feet.
- (5) Private streets and drives with on-street parking permitted on both sides shall have a minimum paved width/travel way of thirty-six (36) feet.
- (6) Private streets and drives where there is less than eight (8) feet between the edge

of the paved width/travel way and a structure (i.e. garage, wall, etc.) shall have a minimum paved width/travel way of thirty-two (32) feet.

V.E-328.5. Low-medium density residential:
Areas 1, 2.

These residential areas are to be developed as per the following standards within a low-medium density range of 0—15 dwelling units per acre. Alternate land uses list types of development which may be permitted subject to the approval of a conditional use permit by the planning commission. Where certain development standards are not specifically addressed herein, the appropriate sections of the general development standards and the zoning ordinance shall apply.

(a) *Primary land uses:*

- (1) Attached/detached, single-family dwelling units, conventional.
- (2) Attached/detached, single-family dwelling units, cluster.
- (3) Multiple-family dwelling units.
- (4) Community/recreational areas and facilities.

(b) *Alternate land uses:*

- (1) Religious establishments.
- (2) Day-care centers.
- (3) Mobile home parks.

(c) *Temporary land uses:*

- (1) Material storage.
- (2) Equipment and tool storage.
- (3) Subassembly facilities.
- (4) Construction yards.
- (5) Custodial/security quarters.

(d) *Development standards—Conventional:*

- (1) All structures shall maintain a minimum five (5) foot side yard except where a single zero lot line configuration is employed in which case there shall be no openings along the common property line, and a ten (10) foot aggregate side yard setback shall be provided as well as a minimum ten (10) foot clearance structure to structure.

(e) *Development standards—Cluster:*

- (1) All structures shall maintain a minimum five (5) foot side yard except where a single zero lot line configuration is employed in which case there shall be no openings along the common property line and a ten (10) foot aggregate side yard setback shall be provided as well as a minimum ten (10) foot clearance structure to structure.
- (2) Where a multiple zero lot line configuration is employed there shall be no openings along the common property lines and a ten (10) foot clearance structure to structure shall be maintained.

V.E-328.6. Medium density residential: Area 3.

This residential area is to be developed as per the following standards within a medium density range of 7—10 dwelling units per acre. Alternate land uses list types of development which may be permitted subject to the approval of a conditional use permit by the planning commission. Where certain development standards are not specifically addressed herein, the appropriate sections of the general development standards and the zoning ordinance shall apply.

(a) *Permitted land uses:*

- (1) Attached/detached, single-family dwelling units, conventional.
- (2) Attached/detached, single-family dwelling units, cluster.
- (3) Multiple-family dwelling units.
- (4) Community/recreational areas and facilities.

(b) *Alternate land uses:*

- (1) Day-care centers.
- (2) Religious establishments.
- (3) Public and quasi-public facilities.

(c) *Temporary land uses:*

- (1) Material storage.
- (2) Equipment and tool storage.
- (3) Subassembly facilities.

(4) Construction yards.

(5) Custodial/security quarters.

(d) *Development standards—Conventional:*

(1) All structures shall maintain a minimum five (5) foot side yard except where a single zero lot line configuration is employed in which case there shall be no openings along the common property line, and a ten (10) foot aggregate side yard setback shall be provided as well as a minimum ten (10) foot clearance structure to structure.

(e) *Development standards—Cluster:*

(1) All structures shall maintain a minimum five (5) foot side yard except where a single zero lot line configuration is employed in which case there shall be no openings along the common property line, and a ten (10) foot aggregate side yard setback shall be provided as well as a minimum ten (10) foot clearance structure to structure.

(2) Where a multiple zero lot line configuration is employed there shall be no openings along the common property lines and a ten (10) foot clearance structure to structure shall be maintained.

V.E-328.7. General commercial: Area 4.

This commercial area is to be developed as per the following standards. Alternate land uses list types of development which may be permitted subject to the approval of a conditional use permit by the planning commission. Where certain development standards are not specifically addressed herein, the appropriate sections of the general development standards and the zoning ordinance shall apply.

(a) *Permitted land uses:*

(1) Retail and service businesses, such as, but not limited to:

- a. Plant nurseries.
- b. Tennis stadiums.
- c. Driving ranges.
- d. Outdoor sales/service/storage.

(b) *Alternate land uses:*

(1) Retail and service businesses, such as, but not limited to:

- a. Automobile service stations.
- b. Supermarkets.
- c. Restaurants.
- d. Pharmacies.
- e. Day-care centers.

(2) Administrative and professional offices, such as, but not limited to:

- a. Architects.
- b. Financial.
- c. Medical/dental.
- d. Real estate.
- e. Attorneys.

(3) Public and quasi-public facilities.

(4) Political, civic, religious and charitable organizations.

(5) Drive-thru facilities.

(c) *Temporary land uses:*

(1) Construction yards.

(2) Material storage.

(3) Equipment and tool storage.

(4) Subassembly facilities.

(5) Custodial/security quarters.

(d) *Development standards:*

(1) Site requirements:

- a. The minimum site size shall be one (1) acre.
- b. The maximum site coverage shall be 50%.

(2) Setbacks:

- a. There shall be a minimum thirty (30) foot building setback from all property lines.
- b. No structure shall be located closer to an adjacent residential parcel than a distance equal to twice the height of the commercial structure.

(3) Landscaping:

- a. The streetside setback areas shall be fully landscaped to a minimum depth of twenty (20) feet and the interior setback areas to be a minimum of five (5) feet by a combination of trees, shrubs and ground cover in order to effectively screen and soften appropriate areas of development.
- b. All required trees shall have a minimum size of 15 gallons and shrubs 5 gallons unless otherwise determined by the director of planning.

V.E-328.8. General commercial: Area 5.

This commercial area is to be developed as per the following standards. Alternate land uses list types of development which may be permitted subject to the approval of a conditional use permit by the planning commission. Where certain development standards are not specifically addressed herein, the appropriate sections of the general development standards and the zoning ordinance shall apply.

(a) *Permitted land uses:*

- (1) Professional and administrative offices, such as, but not limited to:
 - a. Architects.
 - b. Attorneys.
 - c. Medical/dental.
 - d. Financial.
 - e. Real estate.

(b) *Alternate land uses:*

- (1) Retail and service business, such as, but not limited to:
 - a. Dry cleaners.
 - b. Liquor stores.
 - c. Beauty shops.
 - d. Restaurants.
 - e. Supermarkets.
- (2) Automobile service stations.
- (3) Commercial recreation facilities.

(4) Day-care centers.

- (5) Drive-thru facilities.
- (6) Public and quasi-public facilities.
- (7) Political, civic, religious, and charitable organizations.

(c) *Temporary land uses:*

- (1) Construction yards.
- (2) Material storage.
- (3) Equipment and tool storage.
- (4) Subassembly facilities.
- (5) Custodial/security quarters.

(d) *Development standards:*

- (1) Site requirements:
 - a. The minimum site size shall be one (1) acre.
 - b. The maximum site coverage shall be 50%.
- (2) Setbacks:
 - a. There shall be a minimum setback of thirty (30) feet from all property lines.
 - b. No structure shall be located closer to an adjacent residential parcel than a distance equal to twice the height of the commercial structure.
 - c. On-site parking shall be permitted within ten (10) feet of the interior property lines.

(3) Landscaping:

- a. The streetside setback areas shall be fully landscaped to a minimum depth of twenty (20) feet and the interior setback areas to a minimum of five (5) feet by a combination of trees, shrubs, and ground cover in order to effectively screen and soften appropriate areas of development.
- b. All required trees shall have a minimum size of fifteen (15) gallons and shrubs five (5) gallons unless otherwise determined by the director of planning. (Ord. No. 153, 11-11-75)

Sec. V.E-329. North Irvine (Northwood II).

The supplemental regulations for the North Irvine (Northwood II) "PC" District are as follows:

V.E-329.1. Introduction.

The North Irvine (Northwood II) Planned Community [is] designated to implement the objectives of the North Irvine General Plan. The Planned Community District Regulations have been developed to provide a method

whereby property may be classified and used for a variety of residential housing types and densities supporting commercial and community facilities compatible therewith.

This planned community text is intended to strike a balance between residential development and the unique natural features of this area. Thus, through the Planned Community District Regulations and the site plan review process, the city will attempt to protect the valuable windrows and preserve the scenic views of the nearby mountains and hillsides.

V.E-329.2. Statistical analysis.

<i>Use</i>	<i>Area</i>	<i>Acres</i>	<i>Maximum Dwelling Units</i>	<i>Pop. Per D. U.</i>	<i>Population</i>
Residential					
0-7 du/ac	1	638	4,466	3.5	15,631
0-10 du/ac	2	129	1,290	3.0	3,870
0-17 du/ac	3	46	782	2.5	1,955
10-17 du/ac	10	49	833	2.5	2,083
Other*		—	234	3.5	819
Subtotal		862	7,605	—	24,358
Village commercial	4	17	—	—	—
Special use area	5	2	—	—	—
Institutional	6	126	—	—	—
Open space	7	91	—	—	—
General commercial	8	5	—	—	—
Community park		20	—	—	—
Roadways (major)		77	—	—	—
Transit, trails, railroad		40	—	—	—
Village commercial	9	11	—	—	—
Subtotal		389	—	—	—
Total		1,251	7,605	—	24,358

*Additional units allowed by city council decision relating to densities adjacent to 65 CNEL noise contour.
(Ord. No. 82-2, § 3, 2-9-82; Ord. No. 82-4, § 3, 2-23-82)

V.E-329.3. Notes.

(1) Within the planned community, the continued use of land for agriculture and other related uses shall be permitted subject to the provisions of Section 8, [section V.E-212 et seq.] "A" Agricultural District, of the City of Irvine Zoning Ordinance.

(2) A ten dollar (\$10.00) per acre fee for processing this zone change will be collected from the property owner or developer no later than the filing of a tentative tract map.

(3) Prior to the approval of tentative maps, the applicant shall submit data from a qualified archaeologist/paleontologist determining the significance of the sites in the Supp. SPC No. 11

planned community and making recommendations for salvaging and/or preservation. The data submitted shall also designate which sites will be destroyed by the project as proposed, which sites can be built upon and still be preserved, and which sites are significant enough to salvage. The archaeologist shall be notified of and review the test borings done by the soils engineer.

(4) All grading shall be subject to an environmental evaluation reviewed by the director of planning prior to the issuance of grading permits. Grading shall be permitted within areas having approved site plans and upon the securing of a grading permit. Grading for "borrow and fill" site outside of

the area of immediate development will require approval by the director of planning and the obtaining of a grading permit. During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units. At the time of actual development of any portion of this planned community, a report of the preliminary engineering geological and soil engineering investigation showing evidence of a safe and stable development is to be submitted with the individual site plans. The engineering geologist and the soils engineer must recommend the surficial and gross stability of all slopes and pads and these recommendations shall be incorporated into the grading plans.

(5) The property lies within the boundaries of the Orange County Master Plan of Drainage for the Irvine Ranch-Bryan drainage areas which have been adopted by the City of Irvine. These plans are presently administered for the City of Irvine by the Orange County Flood Control District. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the chief engineer of the Orange County Flood Control District. Said participation may include the construction of master plan facilities or the dedication of rights-of-way.

(6) Regardless of the provisions of this text, no construction shall be proposed within the boundaries of the Northwood II Planned Community except that which shall comply with all the applicable building codes and the various mechanical codes.

(7) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance. Whenever the regulations contained herein conflict with the regulations of Sections 9 and 10 [sections

V.E-219 through V.E-230] Planned Community District Regulations of the City of Irvine Zoning Ordinance, the regulations contained herein shall take precedence.

(8) With respect to all residential developments in this planned community, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one mile of the planned community. All sites zoned or planned for apartment development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses. Adequate notice of all air activities impacting this planned community and the Marine Corps Air Stations must be provided. In addition, notice must be provided indicating the projected size and location of all arterials within or contiguous to residential development.

(9) Internal or local trails systems shall be approved in conjunction with each tentative tract map. Bicycle, riding and hiking trails will be independent of streets and incorporated into open spaces.

(10) Recreational vehicle storage implementation plan shall be provided at the time of site plan review. Provisions for individual on-lot or on-site facilities including expanded side setbacks, screening, etc., should be included.

(11) The acreage, location, installation and configuration of open space and local parks shall be subject to review by the director of community services and approved by the planning commission under the site plan review and the tentative tract processes in keeping with the local park ordinance.

(12) Gross acreage is denoted as the total land area within a defined boundary. Acreage measurements are made to the center line of the streets.

(13) Density:

- a. Computation for acreage for determining densities designated for residential use shall be based on gross acreage.
- b. The total number of units allowable in any residential planning area as shown on the statistical analysis shall not be exceeded.

- c. Individual development may exceed the maximum permitted density or be lower than the minimum permitted density within an area as long as the total number of units does not exceed the total number depicted in the statistical analysis and the average density is within the permitted density range.

(14) All access points shall be subject to approval by the director of public works, and in addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the director of public works or the planning commission.

A detailed intersection design shall be submitted for review and approval by the

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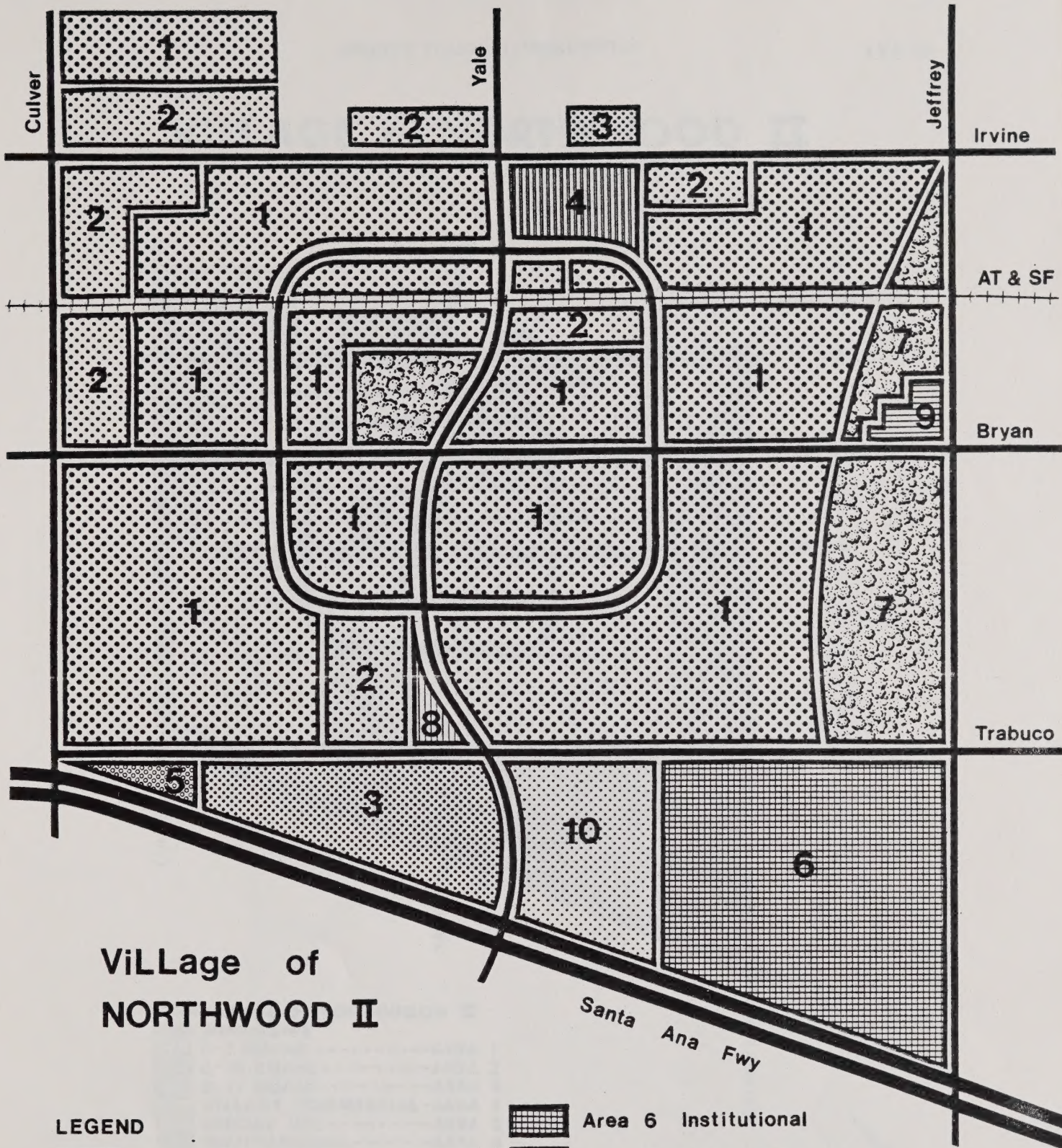
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**ViLLage of
NORTHWOOD II**

LEGEND

- Area 1 0 to 7 DU/AC
- Area 2 0 to 10 DU/AC
- Area 3 0 to 17 DU/AC
- Area 4 Commercial Center
- Area 5 Special Use

- Area 6 Institutional
- Area 7 Open Space
- Area 8 General Commercial
- Area 9 Village Commercial
- Area 10 10 to 17 DU/AC
- Community Park

NTS

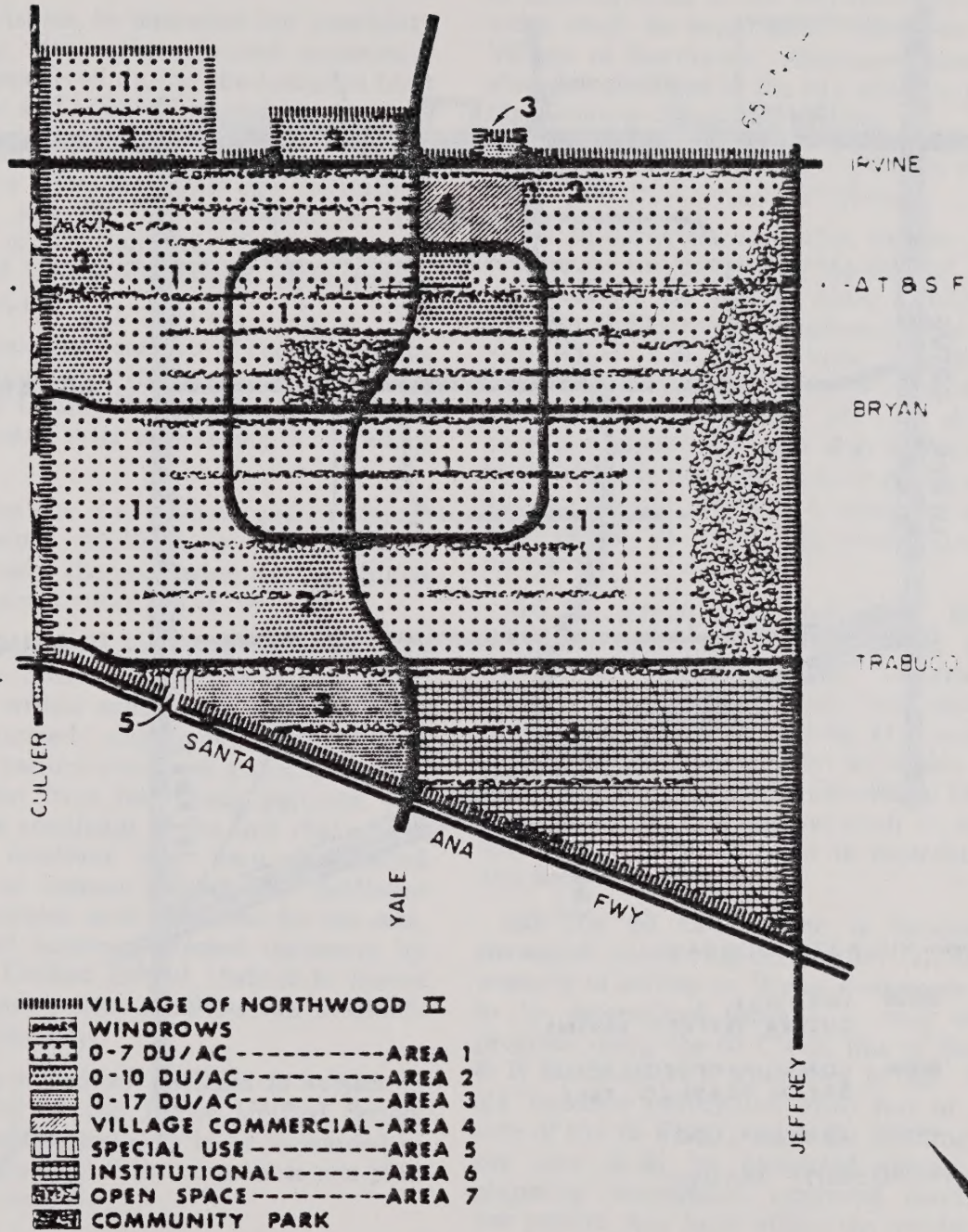


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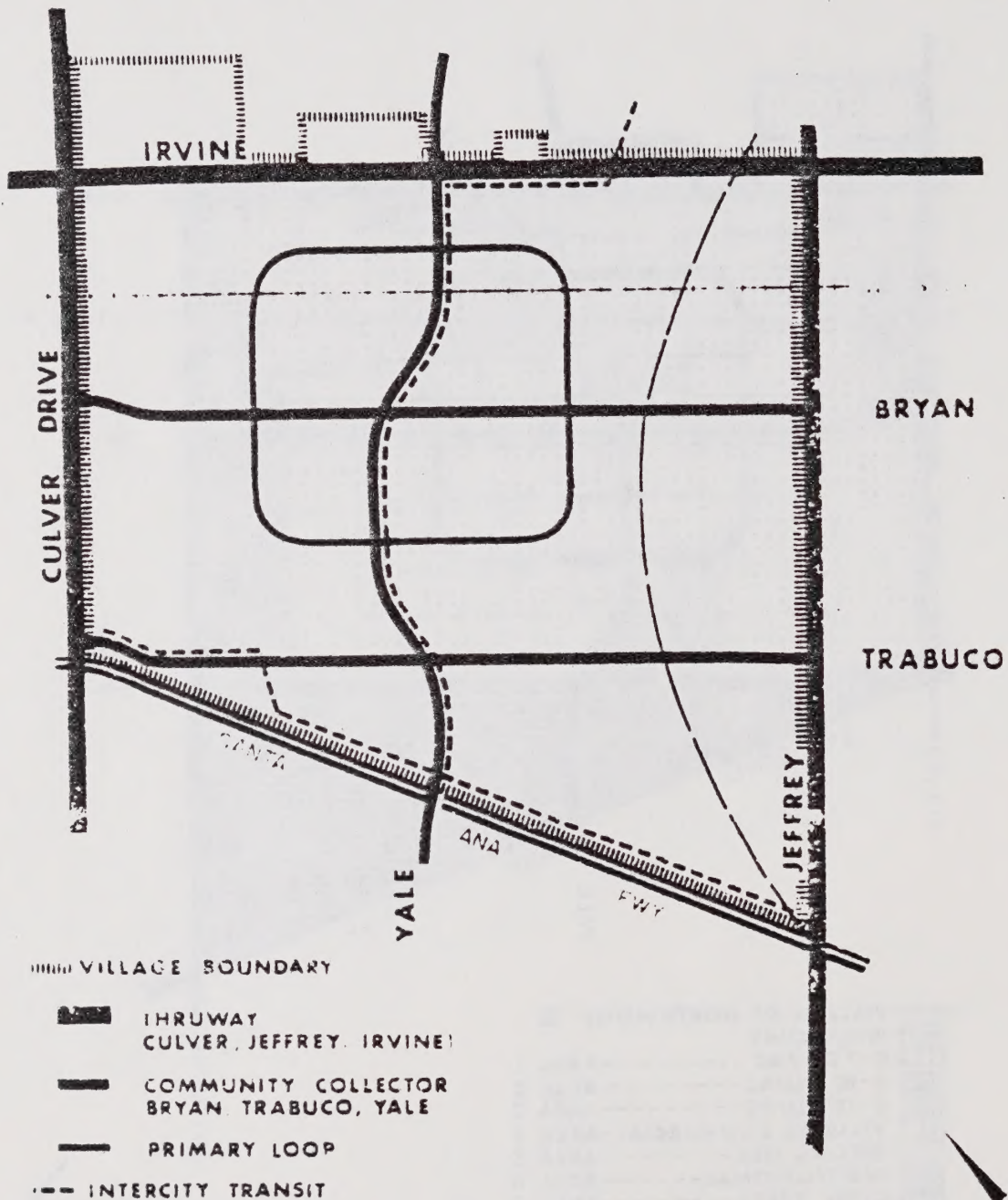
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VILLAGE of NORTHWOOD II



CIRCULATION



director of public works prior to approval of any tentative tract within this planned community.

(15) Measures for nonmechanical ventilation of structures shall be detailed at the time of site plan review and provided at the time of construction.

(16) Provisions to minimize the possibility of flooding within this planned community shall be considered during the tentative tract map review and approval procedure.

(17) Nothing contained herein shall be construed to affect or impair any contractual obligation entered into pursuant to the provisions of the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.).

(18) An excessive number of rodents and/or rodent ectoparasites (fleas) as determined by the Orange County Health Department shall warrant control prior to granting of a grading permit.

(19) Where site plan reviews and conditional use permit applications are processed simultaneously, the processing deposit will be for the greater amount of the two.

(20) Public school locations have not been specifically noted on the land use plan. Variations within each part or neighborhood of the planned community may dictate schools of various sizes and grade groupings which depart from traditional patterns. The developer is cognizant of the fact that school sizes and locations may vary as detailed precise plans become known. The developer will make school sites available for the size, number and locations deemed necessary by the Irvine Unified School District to insure that adequate school facilities are available for this community.

Adequacy of school facilities is subject to the approval of the Irvine Unified School District. Such approval is to be forwarded in writing to the City of Irvine prior to site plan review approval.

(21) Prior to or in conjunction with tentative tract map approval, the applicant shall submit a plan for eucalyptus windrow and/or citrus tree maintenance where such trees are on private property. Said plan shall be approved by the planning commission.

(22) At least ten percent (10%) of the housing units for sale or rent shall be in the price range affordable by families of moderate income. For purposes of this condition, moderate income shall be as defined in the general plan. In lieu of such construction the developer may assure the city that an amount of housing equal to ten percent (10%) of such units shall be constructed elsewhere in the Village of Northwood. Assurance documents shall be submitted to the city attorney prior to the issuance of building permits.

All locations of possible clustering shall be compatible with the general plan.

(23) In approving this plan, the city council recognizes the potentially significant historical values of the packing house facilities and the two eighty-year old redwood trees in the vicinity of Yale and Irvine. Therefore, to implement the general plan, prior to destruction and/or development of such sites the developer shall offer such sites and facilities to the city for purchase and/or relocation. To accomplish this objective, a minimum evaluation period of three (3) months will be necessary.

(24) All single-family residential developments which may be constructed in the Village of Northwood will be examined during the tentative tract evaluation to determine the appropriateness of a mandatory homeowner's association to insure implementation of these notes. Governing CC&R's required by the commission shall be submitted for city approval prior to recordation of any tract map.

(25) The 65 CNEL line is located one thousand seven hundred fifty (1,750) feet westerly of Jeffrey on Bryan Avenue, or a line to be determined through a map overlay program using the 65 CNEL line of the B, B & N Study of 1972 whichever is less. Within six hundred twenty-five (625) feet of either side of the 65 CNEL, eight (8) dwelling units per acre shall be permitted subject to a planning commission approved conditional use permit. Any land within the overlay area shall be subject to a noise impact study submitted by the applicant proposing to develop said overlay area. This study must be approved by the director of planning prior to or in conjunction with the conditional use permit or site plan review.

(26) An irrevocable offer of dedication shall be made for an initial five (5) year period of time with a two (2) year renewal option for all transit corridors shown within the Northwood II Planned Community, prior to the recordation of applicable tract maps.

(27) Except as provided herein, the development standards of Section 10 [section V.E-219] of the Irvine Zoning Ordinance shall apply.

(28) Mobile homes shall not constitute more than five hundred forty (540) total spaces in the Village of Northwood. (Ord. No. 82-4, § 3, 2-23-82)

V.E-329.4. General development standards.

(1) *Building setbacks from streets.* The following minimum setbacks, except as provided by (2) below, shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

Residential

<i>Street Designation</i>	<i>Minimum Setback</i>
Santa Ana Freeway	50
Irvine Boulevard, Yale Avenue, Bryan Avenue, Trabuco Road, Jeffrey Road and Culver Drive	32
Primary Loop Road	15
Local and other streets not indicated above	10

Greater setbacks may be required if they are deemed necessary for protection of the public health and safety.

(2) *Garage and carport placement.* Garages and carports may be set back to within five (5) feet of the ultimate right-of-way line. However, living areas constructed as a second story above the garage may also be set back five (5) feet.

(3) *Fences, Hedges and walls.* Fences shall be limited in height to the provisions of Section 11 [Section V.E-300], Supplemental Planned Community Regulations of the City of Irvine Zoning Ordinance. Within intersection areas or on arterial highways, the provisions of applicable city codes shall apply.

(4) *Trellis.* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also

extend from the dwelling to the property line in the side of rear yard, as permitted by the Uniform Building Code.

(5) *Patio covers.* Patio covers shall be permitted in the rear and side setback areas, and will be included as part of the maximum building site coverage. These structures, however, must be in conformance with the applicable building codes.

(6) *Noise attenuation of mechanical devices.* Noise attenuation of mechanical devices accessory to residential dwelling units shall be as prescribed in the adoption noise control ordinance.

(7) *Mobile home park development.* Berming, landscaping, walls and setbacks for any mobile home development perimeter shall conform to the Wall and Streetscape Ordinance and Resolution No. 405.

V.E-329.5. Residential land uses and development standards.

(a) *Low density residential (area 1).*

(1) *Uses permitted:*

- a. Single-family detached, attached and cluster.
- b. Parks (public and private), open space and green areas, riding, hiking and bicycle trails, golf courses (incidental to, or independent of, residential developments).
- c. Accessory buildings, structures, and uses where related and incidental to a permitted use.

(2) *Uses permitted subject to the granting of a conditional use permit by the planning commission:*

- a. Residential uses up to eight dwelling units per acre within six hundred twenty-five (625) feet either side of the 65 CNEL line with special emphasis on noise impact assessment. (See note (25)).
- b. Churches, community and recreational facilities, establishments for the care of preschool children, public or quasipublic uses, and commercial recreation.

- c. Marketing and sales complex or information center for the village.
 - d. Mobile home developments.
- (3) Building site area: A minimum building site area of three thousand five hundred (3,500) net square feet per unit shall be allowed; however, the average building site shall be no less than four thousand (4,000) square feet. Common areas which are not credited against park dedication requirements will be included in the total net area.
- (4) Building setbacks: Refer to Section 10.2 [section V.E-228], Residential Development Standards of the City of Irvine Zoning Ordinance, except that side setbacks shall be a minimum of ten (10) feet from structure to structure. A structure may have zero side setback and abut a property line as long as adjacent structures are setback a minimum of ten (10) feet from the common property line.
- (5) All other standards: All development standards of Section 10.2, B (1) [section V.E-228(b)(1)] of the City of Irvine Zoning Ordinance shall apply unless modified by clauses (3), (4) or (5) above.
- (b) *Medium density residential (area 2).*
- (1) Uses permitted:
- a. All of the uses permitted in paragraph (a), "Low Density Residential," subject to the development standards and requirements listed therein.
 - b. Residential uses not exceeding ten (10) dwelling units per acre.
- (2) Building site area: A minimum building site area of two thousand two hundred (2,200) net square feet per unit shall be allowed. However, the average building site shall be no less than two thousand six hundred (2,600) square feet. Common areas which are not credited against park dedication requirements will be included in the total net area.
- (3) Building setback: Refer to Section 10.2, B (2) [section V.E-228(b)(2)] Cluster Development Standards of the City of Irvine Zoning Ordinance, except that side setbacks shall be a minimum of ten (10) feet from structure to structure. A structure may have zero setback and abut a property line as long as adjacent structures are setback a minimum of ten (10) feet from the common property line.
- (4) Building site coverage: Refer to Section 10.2, B (2) [section V.E-228(b)(2)] Residential Development Standards of the City of Irvine Zoning Ordinance.
- (5) All other standards: All development standards of Section 10.2, B (2) [section V.E-228(b)(2)] of the City of Irvine Zoning Ordinance shall apply unless modified by clauses (3), (4) or (5) above.
- (c) *Medium high density residential (area 3).*
- (1) Uses permitted:
- a. All of the uses permitted in paragraph (b), "Medium Density Residential," subject to the development standards and requirements listed therein.
 - b. Residential uses not exceeding seventeen (17) dwelling units per acre.
- (2) Building site area: A minimum building site area of one thousand two hundred (1,200) net square feet per unit shall be allowed. However, the average building site shall be no less than one thousand six hundred (1,600) square feet. Common areas which are not credited against park dedication requirements will be included in the total net area.
- (3) All other standards: All development standards of Section 10.2 (C) [section V.E-228(c)] of the City of Irvine Zoning Ordinance shall apply except as modified by clause (3) above.
- (d) *Medium high density residential (area 10).*
- (1) Uses permitted:
- a. All of the uses permitted in paragraph (b), "Medium Density Residential," subject to the development standards and requirements listed therein.
 - b. Residential uses not less than ten (10) dwelling units per acre and not exceeding seventeen (17) dwelling units per acre (see also the provisions above in note (13) Density, section V.E-329.3).

- (2) Building site area: A minimum building site area of one thousand two hundred (1,200) net square feet per unit shall be allowed. However, the average building site shall be no less than one thousand six hundred (1,600) square feet. Common areas which are not credited against park dedication requirements will be included in the total net area.
- (3) All other development standards: All development standards of section V.E-228(c) of the City of Irvine Zoning Ordinance shall apply except as modified by section V.E-329.5 (b)(3) for setbacks.
- (4) Acoustical analysis: During site design review, the developer shall provide an acoustical analysis verifying that the project shall sound attenuate against present and projected noise so as not to exceed the city's exterior noise standard. Said noise shall be the energy sum of all noise impacting the project.
- (5) Eucalyptus windrow preservation and maintenance: The landowner shall provide for the irrigation of the existing eucalyptus windrows on a continuous basis during the review process and the development of the site, and shall comply with all other aspects of city policy related to the preservation and maintenance of eucalyptus windrows.
- (6) Mitigation of adverse off-site views of project: Residential structures and noise barriers shall be designed to create a visual character which would not adversely impact offsite views of the project. The structures, noise barriers and associated landscaping, including village edge landscaping, shall be designed to provide variation in form and an appropriate use of material, texture, color and detail to avoid a blank and monotonous appearance. Such architectural and landscape treatment shall be checked during site design review. (Ord. No. 82-4, § 3, 2-23-82)

V.E-329.6. Commercial center regulations (area 4).

(1) *Purpose and intent.* Village commercial centers are established to provide unified commercial services in a manner mutually beneficial to village residents and businessmen. Only facilities which are compatible with residential or residentially related uses are permitted.

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(2) *Uses permitted.*

- (a) Retail business, such as, but not limited to, the following:
 - 1. Supermarkets;
 - 2. Liquor stores;
 - 3. Drug stores;
 - 4. Ice cream parlors.
- (b) Service business, such as, but not limited to, the following:
 - 1. Restaurants and food facilities;
 - 2. Barber shops;
 - 3. Beauty shops;
 - 4. Dry cleaners.
- (c) Professional offices, such as, but not limited to, the following:
 - 1. Accountants;
 - 2. Attorneys;
 - 3. Dentists, doctors, etc.;
 - 4. Engineers, architects, planners, etc.
- (d) Business offices, such as, but not limited to, the following:
 - 1. Banks and other financial offices;
 - 2. Employment agencies;
 - 3. Escrow and real estate companies;
 - 4. Insurance companies;
 - 5. Travel agencies;
 - 6. Photographers, artists, etc.
- (e) Governmental facilities.
- (f) Political, civic, historical, religious and charitable organizations and structures.
- (g) Commercial recreation.
- (h) Accessory uses and structures where related and incidental to a permitted use.

(3) *Uses permitted subject to a conditional use permit granted by the planning commission.*

- (1) Automobile service stations;
- (2) Drive-thru restaurants;
- (3) Drive-thru banking facilities;
- (4) Permanent outdoor sales and/or storage;
- (5) Day care centers;
- (6) Convenience markets.

(4) *Vehicular access.* Prior to the issuance of a building permit, vehicular access shall be reviewed and approved by the director of public works.

(5) *Storage and refuse collection areas.* Subject to the provisions of Section 10.3 [section V.E-229], Commercial Standards, of the City of Irvine Zoning Ordinance.

(6) *Loading areas.* Streetside loading may be allowed subject to the approval of the director of planning. Streetside loading areas shall be screened from the view of adjacent streets and properties.

(7) *Telephone and electrical service facilities.* All on-site telephone and electrical lines of twelve (12) kv or less will be placed underground. Transformer or terminal equipment will be screened from view from adjacent streets and properties.

V.E-329.7. Special land use (areas 5-7).

(a) *Area 5, special use.* Neighborhood commercial and office uses subject to the issuance of a conditional use permit approved by the planning commission.

(b) *Area 6, institutional.* Educational, civic, recreational and institutional uses subject to the issuance of a conditional use permit approved by the planning commission.

(c) *Area 7, open space.* Uses permitted subject to a conditional use permit granted by the planning commission:

- a. Golf courses, riding stables, cemeteries, open space and trails.
- b. Orchards and nurseries (wholesale and retail).
- c. Uses listed in Section 8 [sections V.E-212 through V.E-218], Agricultural "A" District of the Zoning Ordinance subject to the regulations contained therein.
- d. Recreational vehicle storage and maintenance facilities as an incidental use to an adjacent residential use.

V.E-329.8. General commercial regulations (area 8).

(1) *Uses permitted:*

- (a) Retail business, such as, but not limited to, the following:
 1. Drug stores.
 2. Ice cream parlors.

3. Butcher shops.

4. Delicatessens.

(b) Service business, such as, but not limited to the following:

1. Barber shops.

2. Beauty shops.

3. Dry cleaners.

(c) Professional offices, such as, but not limited to, the following:

1. Accountants.

2. Attorneys.

3. Dentists, doctors, etc.

4. Engineers, architects, planners, etc.

(d) Business offices, such as, but not limited to the following:

1. Banks and other financial offices.

2. Employment agencies.

3. Escrow and real estate companies.

4. Insurance companies.

5. Travel agencies.

6. Photographers, artists, etc.

(e) Governmental facilities.

(f) Political, civic, historical, religious and charitable organizations and structures.

(g) Accessory uses and structures where related and incidental to a permitted use.

(2) *Uses permitted subject to a conditional use permit granted by the planning commission:*

(a) Drive-thru restaurants.

(b) Drive-thru banking facilities.

(c) Day care centers.

(d) Liquor stores/convenience markets.

(e) Commercial recreation.

(f) Restaurants and food facilities.

(3) *Building setbacks from street:* Setbacks from the ultimate right-of-way shall be a minimum of thirty-two (32) feet.

(4) *Streetside setback area:* The entire area between the curb and the setback line shall be landscaped to a depth of ten (10) feet. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery, and may include such items as sidewalks, access driveways, allowed signs, flag poles, fountains and other similar appurtenances.

V.E-329.9. Village Commercial (area 9).

(1) *Purpose and intent:* The purpose of this village commercial center is to provide unified commercial services in a manner mutually beneficial to village residents and businessmen. Facilities and uses shall be compatible with residential and residentially related uses and with noise and crash hazard impacts affecting the site.

(2) *Uses permitted:*

- (a) Retail business such as, but not limited to, the following:
 - 1. Supermarkets;
 - 2. Liquor stores;
 - 3. Drug stores.
- (b) Service business such as, but not limited to, the following:
 - 1. Barber shops;
 - 2. Beauty shops;
 - 3. Dry cleaners.
- (c) Professional offices such as, but not limited to the following:
 - 1. Accountants;
 - 2. Attorneys;
 - 3. Dentists, doctors, etc.;
 - 4. Engineers, architects, planners, etc.
- (d) Business offices such as, but not limited to, the following:
 - 1. Banks and other financial offices;
 - 2. Employment agencies;
 - 3. Escrow and real estate companies;
 - 4. Insurance companies;

5. Travel agencies;

6. Photographers, artists, etc.

(e) Governmental facilities.

(f) Accessory uses and structures where related and incidental to a permitted use.

(3) *Uses permitted subject to a conditional use permit granted by the planning commission:*

- (a) All freestanding restaurants, including ice cream parlors and drive-through restaurants;
- (b) Political, civic, historical, religious, and charitable organizations and structures;
- (c) Commercial recreation;
- (d) Automobile service stations;
- (e) Drive-through banking facilities;
- (f) Permanent outdoor sales and/or storage;
- (g) Convenience markets.

(4) *Uses permitted subject to approval by the transportation commission:* Any restaurant use including ice cream parlors within a structure containing other uses shall be subject to transportation commission approval regarding parking and traffic circulation.

(5) *Notes:*

- (a) *Review of certain conditional uses for compatibility with aircraft accident potential planning guidelines:* Conditional uses characterized by a relatively high density of occupants per use area shall be permitted only if the Planning Commission finds that they are compatible with the aircraft accident potential planning guidelines of the 1980 Air Installations Compatible Use Zones (AICUZ) Study. These uses specifically shall include:
 - 1. Restaurants and food facilities,
 - 2. Political, civic, historical, religious and charitable organizations and structures, and
 - 3. Commercial recreation.
- (b) *Maximum development based on traffic generations:* Based on the traffic facility impacts projected and analyzed in the environmental review of this commercial zone change,¹ the

¹Traffic Engineering Analysis, Daon-Northwood Commercial Center, July 30, 1981, Addendum.

maximum permissible development in this village commercial center shall not exceed an average daily traffic of fourteen thousand seven hundred fifty (14,750) trip ends.² The development may be a mix of any uses permitted under the planned community regulations as long as the projected number of trip ends is not exceeded. Upon submittal for review of any final site design or conditional use permit application, the applicant shall provide the gross floor area and traffic generation projections for each increment of development, as well as the cumulative gross floor area and traffic generation projections for the village commercial center. The Director of Community Development, with the recommendation of the Director of Public Works, shall determine whether the proposed development exceeds the maximum average daily traffic generation.

- (c) *Compatibility with adjacent residential properties:* The commercial facilities of this center shall not create nuisances which will adversely impact adjacent residential properties. Facilities which must be properly designed and arranged to mitigate nuisances shall include, but are not limited to, vehicular circulation/parking/loading and refuse collection. Nuisances which must be adequately mitigated shall include, but are not limited to, noise, glare, vehicular exhaust, litter and adverse visual impact. Proper design and arrangement of facilities to mitigate said nuisances shall be checked during site design review.

Facilities shall protect the privacy associated with the exterior living areas of the existing residential uses. Protection of residential privacy through the treatment of a special landscaped buffer area shall be checked during site design review (see note (d) below).

Facilities shall be designed to create a visual character which would not adversely impact adjacent residential uses. Those facilities which are visible from the adjacent residential properties shall be designed to provide unified architectural treatment on all elevations with an appropriate use of materials, textures, colors

²A trip end is defined as the arrival or departure of one (1) vehicle at one (1) unit of land use. A vehicle entering and leaving the site would constitute two (2) trip ends.

and details. Such architectural treatment shall be checked during site design review.

- (d) *Required landscaped buffer area:* A buffer area shall be provided adjacent to all residential and park properties. Said area shall be fenced and planted to protect adjacent properties from nuisances such as, but not limited to, noise, glare, vehicular exhaust and litter. The provision and adequacy of said fencing and planting to protect from said nuisances shall be determined at site plan review.
- (e) *Convenient on-site circulation and parking:* Parking areas shall be designed to allow convenient vehicular and pedestrian access to the use for which the parking is provided.
- (f) *Existing eucalyptus trees:* Subject to the provision of the city's eucalyptus windrow ordinance, existing eucalyptus trees may be removed subject to applicant's agreement to provide an adequate buffer area (note d) with dense yet attractive landscaping adjacent to contiguous residential uses and provision of a block wall fence between the project and the city park.
- (g) *Glare, electronic interference, smoke:* Uses and facilities shall not reflect glare, emit electronic interference or produce smoke which could distract aircraft in the vicinity.
- (h) *Acoustical analysis:* All commercial structures within the project area shall be attenuated for ultimate future traffic and aircraft noise so as not to exceed the city's interior noise standards for the various types of uses proposed. Prior to the issuance of building permits, an accredited expert or authority in the field of acoustics shall submit to the Community Development Department for review and acceptance an acoustical analysis report and appropriate plan(s) that indicate these standards will not be exceeded.

An acoustical analysis report and appropriate plans shall be submitted to the Community Development Department for review and verification, describing in detail of the structural design features required to achieve the interior noise standard. This report shall also specify the expected exterior noise levels at the commercial units and the degree of noise reduction necessary to achieve the interior standard.

- (i) *Right-of-way improvements:* During site design review, the Director of Public Works and Director of Community Development shall analyze the adequacy of vehicular right-of-way and intersection improvements along Bryan Avenue and Jeffrey Road to accommodate the village commercial center. For any required improvements the developer shall either post surety for said improvements or construct said improvements prior to the issuance of building permits. If the developer posts surety and does not construct said improvements prior to building permit's issuance, then the developer shall construct said improvements prior to certificates of use and occupancy. (Ord. No. 82-2, § 3, 2-9-82)

V.E.-329.10. Site plan review.

All development within the Northwood II Planned Community shall be subject to site plan review. The site plan review shall be as specified in sections V.E-801 through V.E-807 of the City of Irvine Zoning Ordinance. (Ord. No. 155, § 2, 11-25-75; Ord. No. 216, § 2, 7-11-78; Ord. No. 228, § 2, 11-28-78; Ord. No. 82-2, § 3, 2-9-82)

SPECIFIC PLANNED COMMUNITY REGULATIONS COMPARATIVE TABLE

Ord. No.	Date	Section	Disposition
155	11-25-75	2	V.E-329

Sec. V.E-330. San Joaquin Recreation Center.

The San Joaquin Recreation Center Planned Community is hereby adopted to read as follows:

V.E-330.1. Intent and purpose.

The intent of these regulations is to allow the establishment of an amusement and sport recreational facility and accessory uses. This recreational village, while relying heavily on local population, will also have regional appeal.

The purpose of this section is to outline the uses appropriate for this type of facility and the procedure to be followed to implement these uses. The San Joaquin Recreation Center is located adjacent to an area whose dominant feature is recreation; i.e., the Rancho San Joaquin Golf Course, the Tennis Club and Athletic Club to the south and east.

V.E-330.2. Statistical analysis.

The San Joaquin Recreation Center is divided into two (2) areas by Michelson Drive, but the uses are interchangeable within the entire planned community area.

Use	Area	Approximate Net Acres
Commercial recreation	North of Michelson	13.5
Commercial recreation	South of Michelson	2.9
TOTAL		16.4

V.E-330.3. Notes.

(1) *Applicable codes.* Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the San Joaquin Recreation Center Planned Community except that which complies with all provisions of the applicable building codes and the various mechanical codes related thereto.

(2) *PC Precedence.* Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Code. Whenever the regulations contained in this text conflict with the regulations of the City of Irvine Zoning Ordinance, the regulations

of the San Joaquin Recreation Center Planned Community shall take precedence.

(3) *Agricultural uses.* Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted subject to the provisions of the A "Agricultural" District of the City of Irvine Zoning Ordinance.

(4) *Grading.* Grading will be permitted within the planned community area upon the securing of a grading permit and approval of the general site plan. At the time of actual development of any portion of the San Joaquin Recreation Center Planned Community, a complete report of a preliminary engineering geology and soil engineering investigation showing evidence for a safe and stable development is to be submitted pursuant to the subdivision code. The recommendations by the engineering geologist and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. The soil engineer and engineering geologist must certify the stability of the site prior to issuance of building permits.

(5) *Water and sewage.* Water service and sewage disposal facilities within the planned community area shall be furnished by the Irvine Ranch Water District.

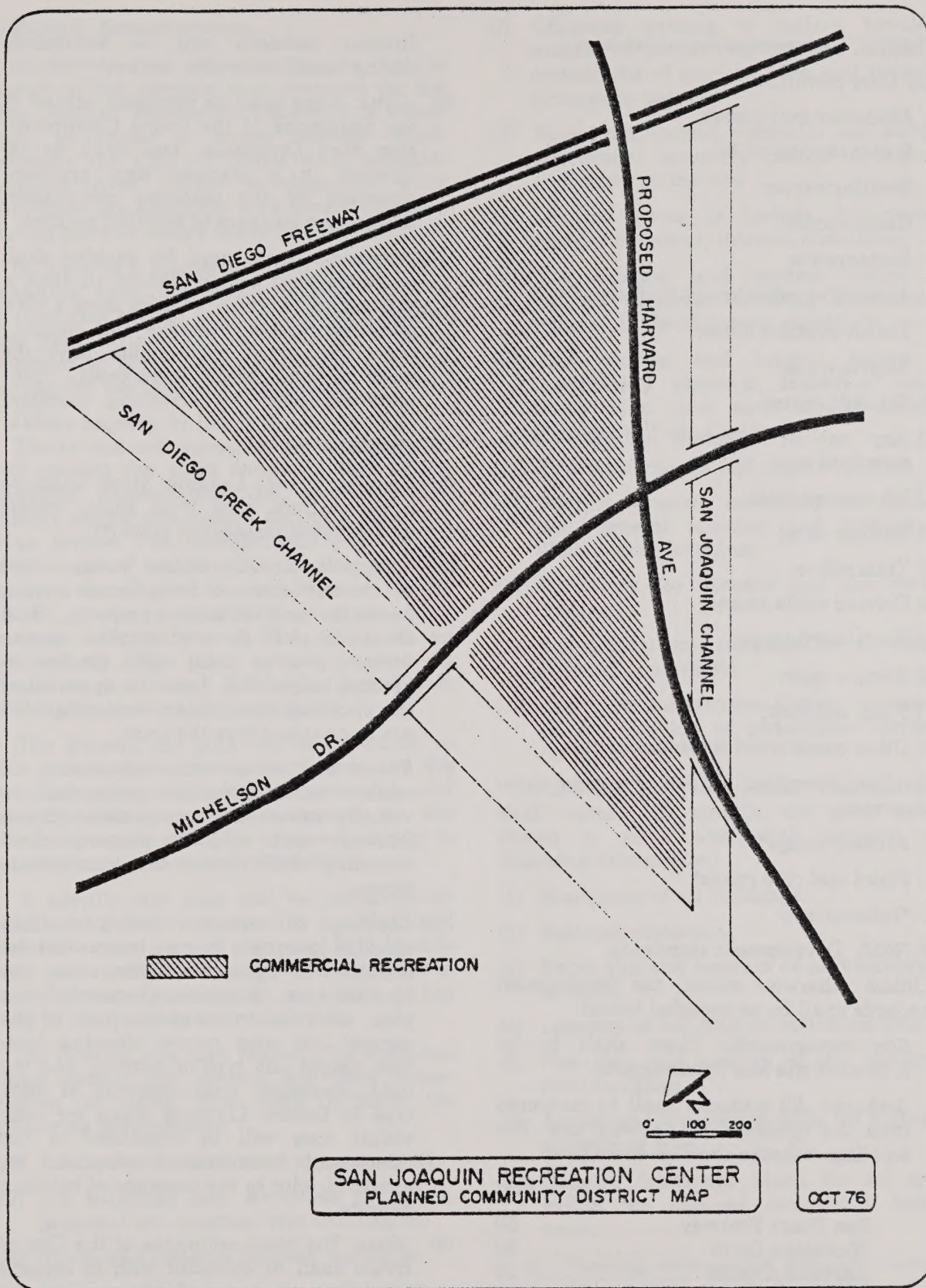
(6) *Erosion control.* A plan for erosion control for all storm runoff from the property during construction shall be prepared and submitted to the California Regional Water Quality Control Board Staff for their review, prior to the issuance of a grading permit.

(7) *Off-street parking.* Exceptions to the parking standard established in this section and those expressed in the parking ordinance of the city will be included in a parking plan which will be subject to approval of the planning director. In general, shared parking for uses will be included which conform to the intent of the zoning ordinance.

(8) *Archaeology.* Prior to the approval of the subdivision map, the applicant shall submit data from a qualified archaeologist and a qualified paleontologist determining the significance of any sites in the planned community. In accordance with the city's archaeology policy, the historical, archaeolo-

gy and paleontology committee shall make recommendations for salvaging and/or preservation.

(9) *Mitigation measures.* All appropriate mitigation measures attached to the project negative declaration shall be complied with by the applicant.



V.E-330.4. Commercial recreation uses.

(a) *Uses permitted:*

- (1) Miniature golf course;
- (2) Roller skating rink;
- (3) Bowling center;
- (4) Game arcade;
- (5) Restaurants;
- (6) Supportive refreshment facilities;
- (7) Tennis practice lanes;
- (8) Bicycle track;
- (9) Ski skill center;
- (10) Any use or structure accessory to a permitted use;
- (11) Ice skating rink;
- (12) Batting cage;
- (13) Trampoline;
- (14) Driving skills course;
- (15) Skateboard track;
- (16) Bumper cars;
- (17) Pitch and putt;
- (18) Other commercial recreational uses.

(b) *Uses permitted subject to a conditional use permit:*

- (1) Archery range*
- (2) Pistol and rifle range*

*Indoors only

V.E-330.5. Development standards.

Unless otherwise stated, the development standards shall be as specified herein:

- (1) *Site requirements:* There shall be no minimum site size requirements.
- (2) *Setbacks:* All setbacks shall be measured from the ultimate right-of-way line. The building setbacks shall be as follows:

	<i>Feet</i>
San Diego Freeway	50
Michelson Drive	32
Harvard Avenue	10
San Diego Creek	10

Interior setbacks will be determined during specific site plan review.

- (3) *Signs:* Signs shall be permitted subject to the provisions of the Irvine Comprehensive Sign Ordinance, and shall be delineated in a planned sign program, approved by the planning commission prior to the issuance of building permits.
- (4) *Screening:* Areas used for parking shall be landscaped and/or fenced in such a manner as to screen vehicles from a view of public streets, freeways and adjacent properties, or at a minimum have the view of said areas interrupted. Plant materials used for screening purposes shall consist of lineal or grouped masses of shrubs and/or trees.
- (5) *Loading areas:* Loading areas shall be screened from view from public streets and adjacent residential property.
- (6) *Storage areas:* All outdoor storage shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height but, upon the approval of the planning commission, screening need not be opaque above the point.
- (7) *Trash and refuse collection areas:* All outdoor refuse collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.
- (8) *Lighting:* All outdoor lighting shall be shielded in such a way as to preclude the intrusion of light into surrounding residential uses. A common area lighting plan shall be included as part of the general site plan review showing location, height and type of fixtures, and the light dispersion characteristics of each type of fixture. Lighting plans for individual uses will be submitted to the director of community development for approval prior to the issuance of building permits.
- (9) *Noise:* The noise ordinance of the City of Irvine shall be complied with in regards to on-site sources and off-site receivers.

V.E-330.6. Review process.

(a) *Introduction:* Because of the unique nature of the possible uses proposed for the San Joaquin Recreation Center, it is necessary to create a review process which provides the City of Irvine with adequate controls over future development while providing the applicant with timely direction during the site design phase of the project.

In place of a precise site plan for the entire planning area, the review process shall be divided into two (2) actions. The first, general site plan review, will delineate the specific program of uses, design standards, and site layout for the common areas of the development.

The second action, specific site plan review, will present the exact design of each of the facilities necessitating the uses identified during zoning and located during general site plan review. The specified site plan review will consist of two (2) parts; the first part will review the degree of conformance to the intent of the architectural program. This process will conform to the intent of the preliminary site plan review process as specified in section V.E-800. The second part will be final review of the proposal.

The general site plan will be submitted to the community services commission and the transportation commission for comments and recommendations, and forwarded to the planning commission for approval subject to the findings in section V.E-330.6(b).

A specific site plan will be submitted by each individual lessee of a building pad located on the general site plan. The specific site plans will be subject to the approval of the director of community development and will be filed as they are completed.

(b) *General site plan review:* The applicant shall submit the general site plan review drawn to scale, and shall indicate the following information:

- (1) Lot or site dimensions of common areas;
- (2) All buildings and structures to include proposed use, location, size and height;
- (3) Yards and distance between buildings;
- (4) Perimeter walls and fences to include location, height and materials;

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- (5) Off-street parking to include location, number of spaces (regular and compact), dimensions of parking area and internal circulation pattern;
- (6) Pedestrian, bicycle, vehicular and service circulation, including points of ingress and egress to the site;
- (7) Loading areas to include dimensions, number of spaces, internal circulation;
- (8) The location and general nature of lighting fixtures, including information required in development standards;
- (9) The location and general nature of landscaping elements, including street-scape plan and open space corridor plan—San Diego Creek;
- (10) Street dedications and improvements;
- (11) Signing program indicating the design, size, general location and method of illumination for signs;
- (12) Provisions for security and fire protection;
- (13) An architectural program for the entire planned community;
- (14) Any other information deemed necessary by the director of community development.

(c) *Specific site plan review:* The applicant shall submit the specific site plan review drawn to scale and shall indicate the following information:

- (1) Elevations of all buildings;
- (2) Building materials;
- (3) Exact size and location of all wall-mounted signs;
- (4) Location of building on individual site;
- (5) Plot plan and location of any nonstructural facilities;
- (6) Access and circulation plan for individual building site;
- (7) Detailed landscape plans for all areas within the planned community boundaries.

(d) *Planning commission findings:* General site plan review shall be processed in forty-five (45) days. The planning commis-

sion shall approve, with conditions deemed necessary to protect the public health, safety and welfare, disapprove, or continue the general site plan. In approving these plans, the planning commission shall find that:

- (1) All provisions of the San Joaquin Recreation Center Planned Community District Regulations are complied with.
- (2) That traffic congestion is minimal, pedestrian, bicycle and vehicular safety and welfare are protected, and there will be minimal adverse environmental impacts.

(e) *Revisions to site plan:* Revisions other than those determined by the director of community development to be minor in nature shall be made pursuant to the same procedure as set forth in this section for the review and approval of the specific site plan. (Ord. No. 194, § 2, 6-14-77)

V.E-330.7. Legal description.

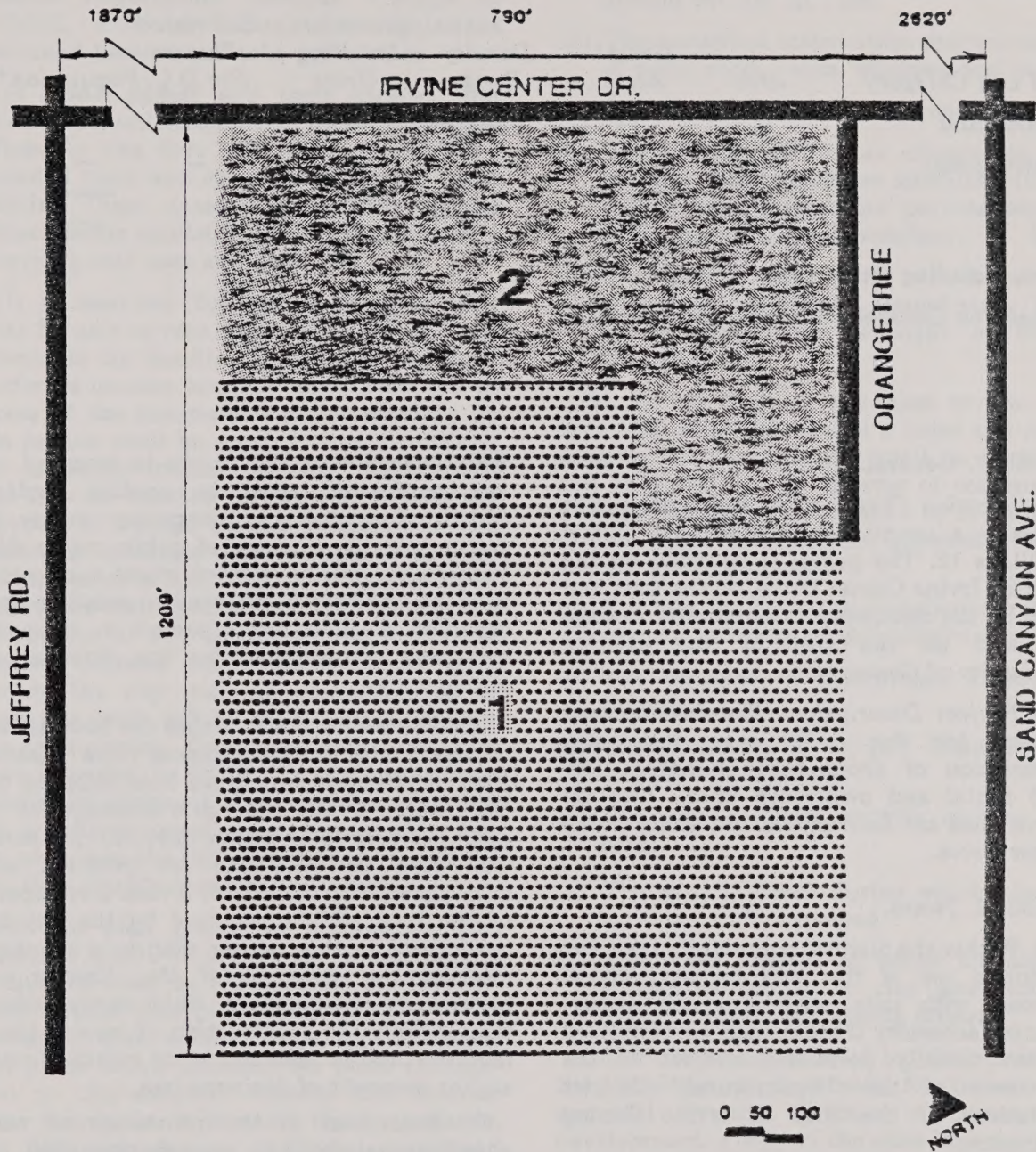
A parcel of land containing 16.89 acres more or less, being a portion of Blocks 59 and 60 of Irvine's Subdivision in the County of Orange, State of California, as shown on the map recorded in Book 1, Page 88, of Miscellaneous Record Maps, in the office of the county recorder of said county, more particularly described as follows:

Commencing at a point on the southerly line of the San Diego Freeway, said southerly line being the course cited as "S 67° 14' 29" E, 3530.00 feet" in the general southwesterly line of the land described as "Parcel 1" in the deed to the State of California, recorded November 7, 1966, in Book 8897, Page 232 of Official Records in the office of the County Recorder of said County, said Point of Commencement being the point of intersection of said southerly line with the westerly line of that 85.00 foot wide parcel of land described as Parcel F14-101.1 in the deed to the Orange County Flood Control District recorded August 20,

1970, in Book 9381, Page 505 of Official Records in the office of said County Recorder, said parcel also being known as San Joaquin Channel, thence from said Point of Commencement along said southerly line of the San Diego Freeway in a northwesterly direction, N 67° 14' 17" W, 294.38 feet to the true point of beginning; thence continuing along said southerly line N 67° 14' 17" W, 1047.05 feet to a point on the easterly line of the lands described as Parcel F05-303 in the deed to the Orange County Flood Control District, recorded November 3, 1965, in Book 7728, Page 509, in the office of said County Recorder; thence leaving said southerly line of the San Diego Freeway along said easterly line in a southwesterly direction, S 04° 08' 44" W, 1.55 feet; thence S 05° 33' 40" E, 580.80 feet; thence S 00° 53' 56" E, 1173.57 feet to a point on the aforementioned westerly line of the San Joaquin Channel; thence leaving said easterly line of Parcel F05-303 along said westerly line of the San Joaquin Channel in a northeasterly direction, N 43° 17' 14" E, 21.29 feet to a point on a nontangent curve to the right, having a radius of 858.00 feet, the center of which bears S 80° 45' 01" E from said point; thence leaving said westerly line of the San Joaquin Channel in a northeasterly direction along said curve through a central angle of 34° 02' 15", 509.71 feet; thence tangent to the preceding curve, N 43° 17' 14" E, 540.00 feet; thence along a tangent curve to the left having a radius of 1142.00 feet, through a central angle of 20° 31' 31", 409.10 feet; thence tangent to the preceding curve, N 22° 45' 43" E, 160.29 feet more or less to the true point of beginning.

Except that portion lying within the 80.00 foot strip of land shown as Michelson Drive on a map filed in Book 90, Page 12 of Record of Surveys in the office of the County Recorder of said County. (Ord. No. 194, § 2, 6-14-77)

Sec. V.E-331. Orchard Park Planned Community.



ORCHARD PARK

LAND USE PLAN

-  MED. HIGH DENSITY RESIDENTIAL 10-25 DU/AC
-  INSTITUTIONAL

APRIL 1980

V.E-331.1. Statistical analysis.

<i>Land Use Category</i>	<i>Area</i>	<i>Gross* Acres</i>	<i>Density Range</i>	<i>Maximum Dwelling Units</i>	<i>Estimated Persons Per D.U. Population**</i>	
Residential	1	14	10—25	350	2.2	770
Institutional	2	7	—	—	—	—
Total		21		350		770

* Not including Irvine Center Drive

** Based on General Plan population factors

V.E-331.2. General.

(a) *Location Theme.* This zoning document addresses a twenty-one-acre residual parcel in Village 12. The parcel is bounded on the north by Irvine Center Drive, on the west and south by the Saddleback Community College site, and on the east by the existing community of Orangetree.

(b) *Project Description.* The development program for this in-fill area anticipates construction of about three hundred fifty (350) rental and ownership units. Two (2) church sites are also anticipated along Irvine Center Drive.

V.E-331.3. Notes.

(1) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted or conditionally permitted subject to the provisions of the "Agricultural" District regulations of the City of Irvine Zoning Ordinance.

(2) Mass grading will be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit. During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk, Monday through Saturday. No activities will be permitted outside of these hours, including

maintenance work that might be required on any equipment used in grading and/or construction, unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units except in cases of emergency determined by the director of public works.

(3) The property lies within the boundaries of the Irvine Ranch-Valencia Area Master Plan of Drainage which has been adopted by the City of Irvine, and has a drainage fee of eight hundred forty dollars (\$840.00) per acre. The plan and drainage fee program are administered by the City of Irvine. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the director of community development. Said participation may include the construction of master plan facilities and/or dedication of rights-of-way and/or payment of drainage fees.

(4) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the planned community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(5) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance. Whenever

the regulations contained herein conflict with the regulations of the Planned Community District Regulations, sections V.E-219 to V.E-232, City of Irvine, the regulations contained herein shall take precedence.

(6) Model homes and their garages, and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Irvine governing said uses and activities.

(7) At least ten (10) percent of the housing units for sale or rent shall be in a price range affordable by families of moderate income. Moderate-income housing units provided in excess of the minimum number required by this section shall be applied toward fulfilling any moderate-income housing requirement that may be enacted in connection with the approval of Village 12. For purposes of this condition, moderate income shall be defined (and the price of units shall be established) in accordance with Resolution 1014. Prior to the recordation of any tentative tract or parcel map in Orchard Park, the applicant shall provide the city with an accounting as to where the units will be built that will satisfy this requirement. Developers who construct units intended to fulfill the moderate home housing requirement shall arrange with the city or with an organization approved by the city to screen the initial occupants to ensure that they qualify as moderate income.

(8) Site plan review in accordance with section V.E-801 et seq. of the Irvine Zoning Ordinance shall be required for all development within this planned community. The developer shall submit an acoustical report and plans which demonstrate noise attenuation to city-adopted exterior and interior noise standards. In meeting these standards, the following factors shall be considered during this review:

- (a) The size, location and effectiveness of acoustical barriers such as berms and walls.
- (b) Orientation of buildings to shield other buildings, patio areas and recreational areas.

- (c) Window number, size and type facing Irvine Center Drive and flight paths around MCAS, El Toro.
- (d) The acoustical attenuation characteristics of walls, roofs, vents, windows and doors.
- (e) The location of outdoor recreation areas.
- (f) The provision of indoor classrooms and meeting areas which are adequate during intermittent high noise periods experienced during aircraft overflight.
- (g) The use of floor plans which provide shielding and reduce second-story bedrooms within line of sight of Irvine Center Drive.

(9) At the time of site plan review, the developer shall also submit a noise and crash hazards statement, which shall be reviewed and approved by the director of community development with participation by the Marine Corps. This notification statement shall contain at a minimum:

- (a) The location of any jet or helicopter flight paths over the proposed subdivision.
- (b) The distance of the project from the runway.
- (c) The frequency of aircraft impact, both visually and audibly.
- (d) The type of flight activity causing impact.
- (e) The general hours during which aircraft activity can be expected.
- (f) The crash hazards to which the site is subject according to city and Marine Corps crash hazard zoning criteria.

(10) Prior to issuance of building permits, the developer shall submit, for review and approval by the director of community development, a copy of the sales literature for the project, with the approved noise and crash hazard notification statement printed on it.

(11) Prior to the issuance of building permits, the developer shall record a document separate from the deed, which will be an information notice to future homebuyers of aircraft and helicopter activity

impacting the subdivision. The content of this document shall be reviewed and approved by the director of community development prior to recordation.

(12) Prior to the issuance of certificate of use and occupancy for all lots, the developer shall provide the city with a statement to be signed by each homebuyer, which shall contain a disclosure statement on aircraft notification. The content of the statement shall be approved by the director of community development prior to circulation.

(13) Dedication and improvements of all rights-of-way shall meet with the approval of the director of public works.

(14) Water service and sewage disposal service shall be provided by the Irvine Ranch Water District. The use of reclaimed water is encouraged in such areas as, but not limited to, greenbelts, parks and for fire protection. Final determination of feasibility, standards, location and timing for reclaimed water utilization within any tract area shall be made by the Irvine Ranch Water District and reviewed and approved by the director of community development.

(15) A detailed geologic and soils report will be submitted to the director of community development prior to the approval of tentative maps within this planned community. If geologic or soils hazards are found to exist, conditions will be applied or uses will be limited to mitigate the possible effects of these hazards.

(16) Prior to issuance of the grading permit, the developer shall provide verification that a qualified archaeologist has been notified and will be permitted on-site during grading operations. If artifacts are discovered, the archaeologist will have the authority to redirect grading operations; and any sites discovered shall be subject to the city's policy on historical, archaeological and paleontological resources.

(17) A master plan of bicycle trails for the planned community shall be reviewed by the transportation commission and approved by the planning commission concurrent with the approval of any site plan within this planned community. The master plan shall show the regional level or "backbone" system.

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(18) The location, installation and configuration of parks shall be reviewed by the community services commission and approved by the planning commission as part of the tentative tract process subject to the Local Park Code which is modified by the following conditions:

(a) Park requirements for housing units designated for low- and moderate-income persons shall be two and zero-tenths (2.0) acres per one thousand (1,000) population, subject to the approval of the park modification permit procedure.

(b) Park credit shall be considered for extraordinary improvements per section V.G-140(b) of the Irvine Municipal Code as per the park modification permit procedure.

(19) Temporary storage of construction materials shall be permitted in any area provided that such storage shall be in the same tract and concurrent with construction activity and that such use shall be permitted until the issuance of a certificate of use and occupancy for the buildings being constructed.

(20) The entire thirty-foot required setback from the right-of-way of Irvine Center Drive shall be landscaped and bermed in accordance with a landscape and irrigation plan approved by the director of community development. Such landscaping shall be installed along the frontage of Irvine Center Drive prior to the issuance of any certificate of use and occupancy unless otherwise authorized. The director of community development may require that a bond be posted for any portion of the setback area that is not to be landscaped prior to the issuance of certificates of use and occupancy.

(21) The developer shall adhere to the city's policies and ordinances relating to trees. A eucalyptus tree conservation program shall be approved by the planning commission prior to approval of any tentative map within this planned community.

(22) An access plan for this planned community shall be submitted for transportation commission review and planning commission approval concurrent with the approval of any tentative map.

(23) An erosion and siltation control program shall be submitted for review to the department of community development and the California Regional Water Quality Control Board, in connection with any grading operation within this planned community.

(24) The developer shall be responsible to provide the city and school district with an accurate accounting of the residential units constructed, under construction or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

(25) All areas designated for residential use must be developed within the density range as indicated in the statistical analysis unless deviations from the specified range are approved at site plan review. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis.

(26) With respect to all residential developments in this planned community, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one (1) mile of this planned community. All sites zoned or planned for apartment or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses.

(27) Density:

- (a) Computation of density for residential use shall be based on gross acreage. Gross acreage is defined as the site area, including contiguous dedicated streets.
- (b) The total number of dwelling units permitted in any residential planning unit as shown on the statistical analysis shall not be exceeded.

(28) In conjunction with the design of the subdivision, the subdivider shall consider the inclusion of energy conservation measures, such as, but not limited to, the alignment of streets and orientation and configuration of lots, so as to take the maximum advantage of prevailing winds and relative position of the

sun and the provision of ready access to alternative means of transportation. At the time of filing of the tentative subdivision map, the subdivider shall submit a statement setting forth the energy conservation measures incorporated into the design of the subdivision and stating why other energy conservation measures, such as those noted in the environmental impact report for the subdivision, have not, or could not, be included in the design of the subdivider. The City of Irvine does not have an adopted energy policy. Until the city adopts such a policy, consideration shall be given to other factors such as cost, product type and design, terrain, scale of project, etc., as to whether or not energy conservation measures can be incorporated into residential development.

(29) Prior to tentative tract approval, the developer shall prepare an exhibit which demonstrates potential for future access to the activity corridor and Saddleback College option parcels.

(30) Prior to site plan approval, the developer will prepare an exhibit showing the master plan of ultimate transportation improvements in the area bounded by San Diego Creek, Jeffrey, Irvine Center Drive and the easterly boundary of Orangetree. Such exhibit will show which improvements are existing, committed and those which are unfunded.

V.E-331.4. Medium-high density residential, Area 1.

General Development Standards:

(a) *Uses Permitted:*

- (1) Single-family dwellings, attached and detached.
- (2) Multifamily dwellings.
- (3) Schools, parks, playgrounds, recreation or open space and green areas, and riding, hiking and bicycle trails subject to provisions of Section V.E-331.6, Site Plan Review.
- (4) Accessory buildings, structures and uses where related and incidental to a permitted use.

(b) *Development Standards:*

- (1) *Building setback from streets:* The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<i>Street Designation</i>	<i>Minimum Setback (feet)</i>
Local collectors	15
Private and local streets	15

- (2) *Building setbacks from common areas:* A structure may abut a plaza, park, mall, greenbelt, utility easement or other permanent open space if it has no openings onto such open space.
- (3) *Building height:* Maximum height for all residential buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.
- (4) *Garage and carport placement:* Garages and carports shall maintain a minimum setback of five (5) feet from the ultimate right-of-way line. However, when less than an eighteen-foot setback is utilized for front-on garages, automatic garage door openers shall be required.

Where garages and carports are entered directly from an alley or private street, the setback shall be three (3) feet for a garage and may be zero (0) feet for a carport.

- (5) *Fences, hedges and walls:* The height of fences, hedges and walls constructed as acoustical barriers shall be reviewed and approved by the director of community development. All other fences shall be limited to a maximum of six (6) feet, subject to the provisions of section V.E-300(f)(5)d of the city's zoning ordinance. Fences, walls and hedges may encroach into the required setback areas for main structures.
- (6) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the

property line in the side or rear yards as permitted by the U.B.C. In instances where this construction is utilized, garages shall be considered as "attached" for setback purposes.

- (7) *Private street standards:* Private streets shall be in accordance with the following standards:

- a. Private drives serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.
- b. Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-four (24) feet.
- c. Private streets with on-street parking permitted on one (1) side shall have a minimum paved width of thirty-two (32) feet.
- d. Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.
- e. The paved street width (or where required by the city, paved street width and sidewalks) shall constitute the extent of right-of-way for purposes of establishing setback lines for structures.
- f. Street widths deviating from the above may be approved in keeping with approved guidelines and/or ordinances by the director of public works.

(8) *Parking:*

- a. *Parking ratios:* Parking requirements for all residential units shall be based upon the parking standards as set forth in sections V.E-400—V.E-406 of the zoning ordinance. Should a deviation from these standards be desired or requested at the time of actual site design, the applicant shall submit a parking study for review by the transportation commission and planning commission outlining the appro-

priate off-street parking ratio for the proposed rental and for-sale residential units.

V.E-331.5. Institutional, Area 2.

General Development Standards:

(a) Uses Permitted:

- (1) Churches and related school activities.
- (2) Parks, playgrounds, recreation or open space areas, riding, hiking, and bicycle trails.
- (3) Public schools, governmental and community facilities.
- (4) Accessory buildings, structures and uses related and incidental to a permitted use.

(b) Uses Permitted Subject to a Conditional Use Permit:

- (1) Church condominiums.
- (2) Preschool children care facilities.

(c) Development Standards:

- (1) *Building height:* Maximum height for all buildings shall be seventy (70) feet.
- (2) *Building setbacks:*

From interior property lines: Twenty-five (25) feet from all residential property

lines and ten (10) feet from any property line abutting a street. With the exception of private recreation facilities, no building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the pad elevation of the residential site shall apply. Any structure which abuts upon a plaza, park, mall, utility easement, or greenbelt or other permanent open space may abut the common property line.

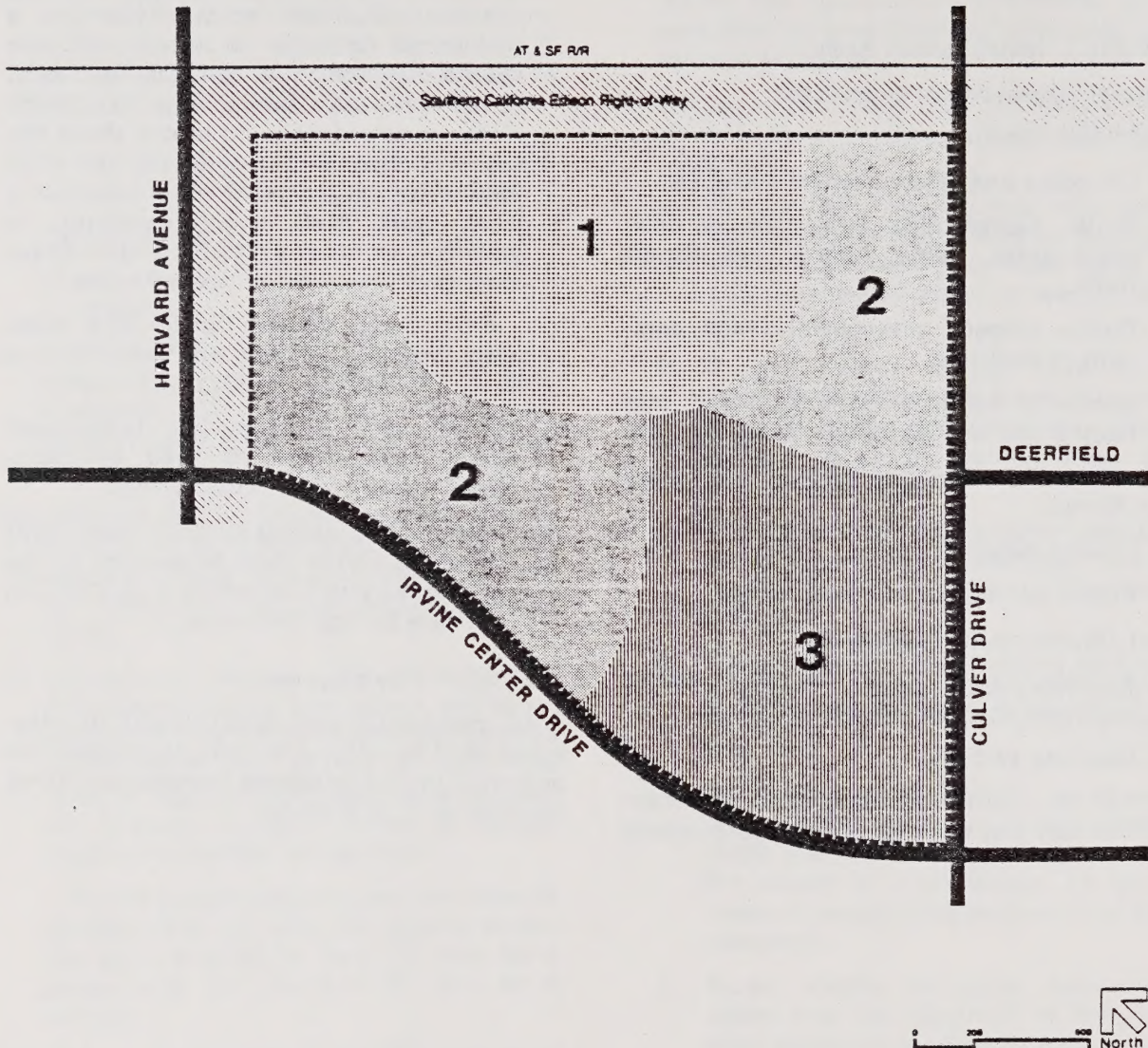
From Irvine Center Drive: The minimum building setback on Irvine Center Drive shall be thirty (30) feet.

- (3) *Village edge:* A thirty-foot landscaped village edge treatment shall be maintained along Irvine Center Drive.
- (4) Development standards not specifically addressed above shall be subject to the regulations found in section V.E-219, City of Irvine Zoning Ordinance.

V.E-331.6. Site plan review.

All residential and institutional development shall be subject to site plan review and approval by the planning commission. (Ord. No. 261, §§ 2, 3, 4-22-80)

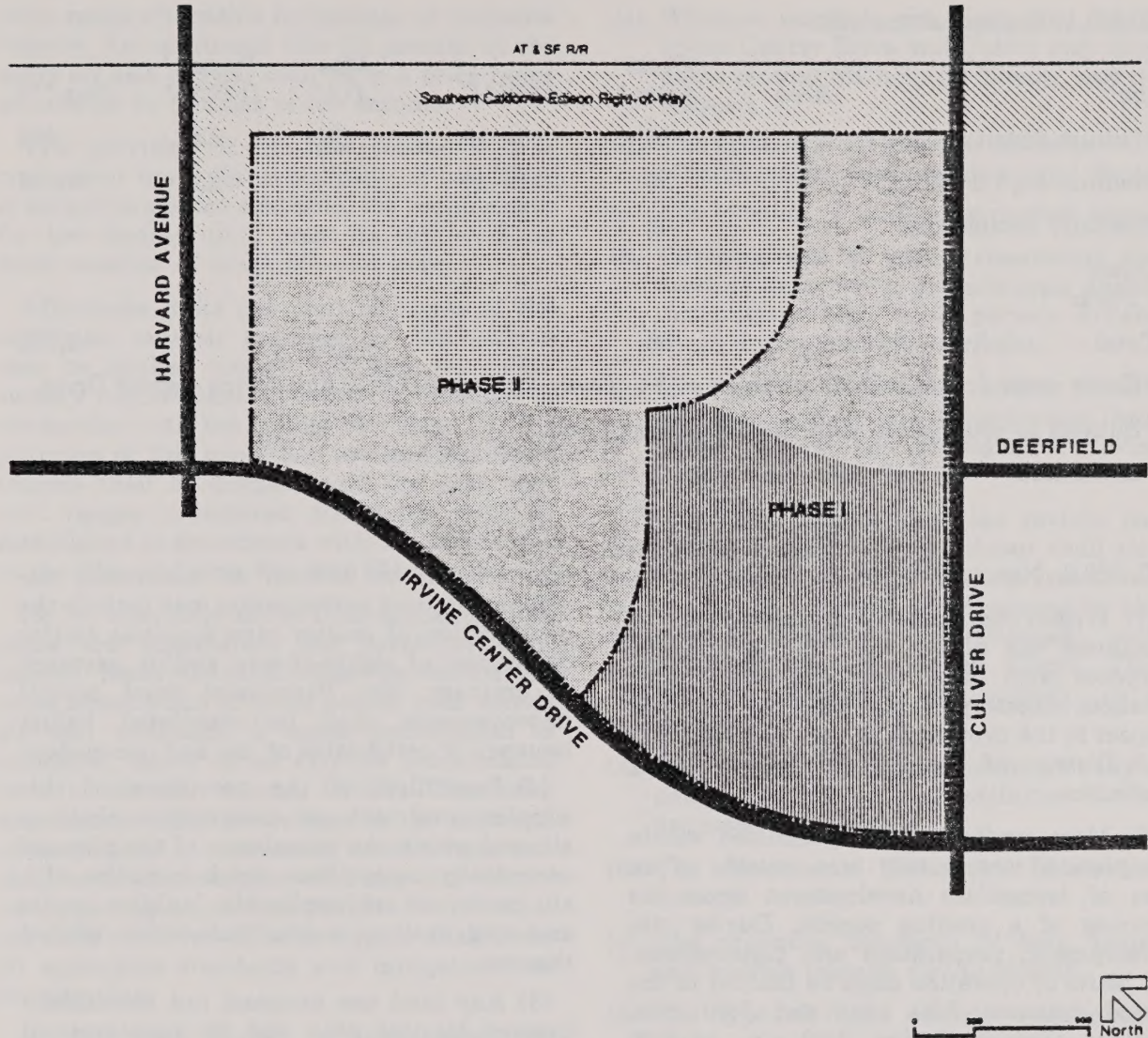
Sec. V.E-332. Home Improvement Center Planned Community.



Home Improvement Center

Land Use Plan

-  Medium Density Residential
-  Medium High Density Residential
-  Specialty Commercial
-  Edison Right-of-Way (Included for reference only. Not part of this Zoning District.)
-  Zoning Boundary



Home Improvement Center

Phasing Plan

-  Medium Density Residential
-  Medium High Density Residential
-  Specialty Commercial
-  Edison Right-of-Way (Included for reference only. Not part of this Zoning District.)
-  Phasing Boundary

V.E-332.1. Statistical analysis.

Type	Area	Gross Acres*	DU/AC	Max. D.U.	Person/ D.U.***	Pop.***
Medium density	1	25	5—10	250	2.5	625
Medium-high density	2	39	10.1—25	975	2.2	2,145
Specialty commercial	3	32				
Other: Parks**						
Total		96		1,225		2,770

* Gross acres do not include ultimate right-of-way for Culver Drive and Irvine Center Drive.

** Subject to compliance with the Local Park Code.

*** Estimated.

V.E-332.2. Notes.

(1) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted subject to the provisions of the "Agricultural" "A" District of the City of Irvine Zoning Ordinance.

(2) Mass grading will be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit. During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and 7:00 p.m. Monday through Friday, 9:00 a.m. to 6:00 p.m. on Saturday. No activities will be permitted outside of these hours except in emergencies, including maintenance work that might be required on any equipment used in grading and/or construction, unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units.

(3) The property lies within the boundaries of the Irvine Ranch-Valencia Area Master Plan of Drainage which has been adopted by the City of Irvine. Developers of the land will be required by the city to participate in this master plan in a manner meeting the

approval of the director of community development. Said participation may include the construction of master plan facilities and/or dedication of rights-of-way and/or payment of drainage fees. Permanent flood control improvements shall be completed before issuance of certificates of use and occupancy.

(4) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the planned community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

(5) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance. Whenever the regulations contained herein conflict with the regulations of the Planned Community District Regulations, Sections V.E-219—V.E-232, City of Irvine, the regulations contained herein shall take precedence.

(6) Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Irvine governing said uses and activities.

(7) At least twenty-one (21) percent of the housing units for sale or rent shall be in a

price range affordable by families of moderate income. An additional five (5) percent of the units for sale or rent shall be in a price range affordable by families of low income.

The provision of the low-income units is contingent upon the availability of subsidies. If subsidies are not available, the requirement for low-income units must be met with an equal number of moderate-cost units.

Affordable units provided in excess of the minimum number required by this section may be applied toward fulfilling any inclusionary requirement that may be enacted in connection with the zoning of Village 10. For purposes of this condition, low and moderate income shall be defined; and the price and rent ranges considered affordable shall be established in accordance with the definitions in the City of Irvine Housing Element.

(8) At such time as the final residential site plans are considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials and railroads, if noise attenuation is indicated, based on an exterior performance level of 65 dBA annual CNEL. The noise attenuation plans are subject to the approval of the director of community development and shall be in conformance with any city-adopted noise standards and policies in effect at the time of review. The developer shall show all applicable standards and mitigations on the site plan.

(9) Site plan review in accordance with section V.E-801 et seq. of the Irvine Zoning Ordinance shall be required for all development within this planned community. At the time of site plan review, the developer shall submit an acoustical report and plans which demonstrate noise attenuation to city-adopted exterior and interior noise standards. In meeting these standards, the following factors shall be considered during this review:

- (a) The size, location and effectiveness of acoustical barriers such as berms and walls.
- (b) Orientation of buildings to shield other buildings, patio areas and recreational areas.

- (c) Window number, size and type facing Irvine Center Drive and Culver and flight paths around MCAS, (H) Tustin, and the railroad.
- (d) The acoustical attenuation characteristics of walls, roofs, vents, windows and doors.
- (e) The location of outdoor recreation areas.
- (f) The provision of indoor classrooms and meeting areas which are adequate during intermittent high noise periods experienced during aircraft overflight.
- (g) The use of floor plans which provide shielding and reduce second-story bedrooms within line of sight of Irvine Center Drive and Culver.

(10) At the time of site plan review, per Resolution No. 1090 the developer shall also submit a noise and crash hazards statement, which shall be reviewed and approved by the director of community development with participation by the Marine Corps. This notification statement shall contain at a minimum:

- (a) The location of any jet or helicopter flight paths over or in the vicinity of the proposed subdivision.
- (b) The distance of the project from the runway.
- (c) The probable frequency of both visual and audible impacts due to aircraft.
- (d) The type of flight activity causing impact.
- (e) The general hours during which such aircraft activity can be expected.
- (f) The crash hazards to which the site is subject according to city and Marine Corps crash hazard zoning criteria.

(11) Prior to issuance of building permits, the developer shall submit, for review and approval by the director of community development, a copy of the proposed sales or rental literature for the project, with the approved noise and crash hazard notification statement printed on it.

(12) Prior to the issuance of building permits, the developer shall record a

document separate from the deed, which will be an information notice to future homebuyers of aircraft and helicopter activity impacting the subdivision. The content of this document shall be reviewed and approved by the director of community development prior to recordation.

(13) Prior to the issuance of certificates of use and occupancy for all units, the developer shall provide the city with a statement to be signed by each homebuyer or renter, which shall contain a disclosure statement on aircraft notification. The content of the statement shall be approved by the director of community development prior to circulation.

(14) Dedication and improvements of all rights-of-way shall meet with the approval of the director of community development.

(15) Water service and sewage disposal service shall be provided by the Irvine Ranch Water District. The use of reclaimed water is encouraged in such areas as, but not limited to, greenbelts, parks and for fire protection. Final determination of feasibility, standards, location and timing for reclaimed water utilization within any tract area shall be made by the Irvine Ranch Water District and reviewed and approved by the director of community development.

(16) A detailed geologic and soils report will be submitted to the director of community development prior to the approval of tentative maps within this planned community. If geologic or soils hazards are found to exist, conditions will be applied or uses will be limited to mitigate the possible effects of these hazards.

(17) As identified in the EIR for the planned community, the following conditions shall apply:

(a) Locus A of CA-Ora-373 shall be preserved through incorporation into a park or open space area. Specific plans for park or open space development shall be submitted to the city's historical, archaeological and paleontological (HAP) committee for review and recommended approval to assure that such plans will not impact or disturb the archaeological site. Locus A shall be further protected

from accidental intrusion during development of surrounding areas by a constraint notation in grading maps.

(b) Locus B of CA-Ora-373 shall be preserved if planning considerations permit. In accordance with city policy, the HAP committee shall make recommendations in the disposition of Locus B.

Prior to the issuance of grading permits for any portion of the planned community, the director of community development shall ascertain that the developer has notified a qualified archaeologist and paleontologist and that they be permitted on the site during grading operations. The archaeologist and paleontologist should also attend pregrade meetings to discuss the importance of avoiding areas subject to preservation and to attest to adherence of constraints. Additional sites or finds discovered during grading operations shall be subject to the city's HAP policies.

(18) A plan for erosion and silt control during grading and construction shall be prepared and submitted to the California Water Quality Control Board for their approval prior to issuance of a grading permit.

(19) A master plan of bicycle trails for the planned community shall be reviewed by the transportation commission and approved by the planning commission in conjunction with the processing of the first tentative map within the planned community. The master plan shall include the interface with the Edison right-of-way improvements and show the regional level and "backbone" system. Internal or local trail systems shall be approved in conjunction with each site plan and corresponding tentative map, where such a map is required.

(20) The location, installation and configuration of parks shall be reviewed by the community services commission and approved by the planning commission as part of the tentative map process subject to the Local Park Code, which is modified by the following conditions:

(a) Park requirements for housing units designated for low- and moderate-income persons shall be two and zero-tenths (2.0) acres per one thousand (1,000) popula-

tion, subject to the approval of the park modification permit procedure.

- (b) Park credit shall be considered for extraordinary improvements per section V.G-140(b) of the Irvine Municipal Code as per the park modification permit procedure.
- (c) In situations where parks are located adjacent to the Edison right-of-way, the interface shall be treated in an aesthetically pleasing manner.

(21) Temporary storage of construction materials shall be permitted in any area provided that such storage shall be on the same tract and concurrent with construction activity and that such use shall be permitted until the issuance of a certificate of use and occupancy for the buildings being constructed.

(22) The developer shall be responsible to provide the city and school district with an accurate accounting of the residential units constructed, under construction or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

(23) All areas designated for residential use must be developed within the density range as indicated in the statistical analysis unless deviations from the specified range are approved at site plan review. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis.

(24) With respect to all residential developments in this planned community, literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one (1) mile of this planned community. All sites zoned or planned for apartments or commercial development shall be posted with future facilities signs and bear such other notice as may be reasonably necessary to inform area residents of proposed uses.

(25) Density:

- (a) Computation of density for residential use shall be based on gross acreage. Gross Supp. SPC No. 8

acreage is defined as the acreage within the boundaries of the site except in cases where the site is contiguous with dedicated streets. In such cases, gross acreage includes property to the center line of such streets.

- (b) The total number of dwelling units permitted in any residential planning unit as shown on the statistical analysis shall not be exceeded.

(26) In conjunction with the design of any subdivision within this planned community, the subdivider shall consider the inclusion of energy conservation measures, such as, but not limited to, the alignment of streets and orientation and configuration of lots, so as to take the maximum advantage of prevailing winds and relative position of the sun and the provision of ready access to alternative means of transportation. At the time of filing of the tentative subdivision map, the subdivider shall submit a statement setting forth the energy conservation measures incorporated into the design of the subdivision and stating why other energy conservation measures, such as those noted in the environmental impact report for the subdivision, have not, or could not, be included in the design of the subdivider. The City of Irvine does not have an adopted energy policy. Until the city adopts such a policy, consideration shall be given to other factors such as cost, product type and design, terrain, and scale of project, as to whether or not energy conservation measures can be incorporated into development proposals.

(27) The southern boundary of the project is the center line of Irvine Center Drive in its ultimate alignment as currently defined. If further planning should relocate the center line, the southern boundary of the project would be automatically relocated. In no case shall land use decisions made as a part of this planned community affect property located south of the center line of Irvine Center Drive as it is ultimately located and constructed.

(28) Final site plan review in accordance with section V.E-801 et seq. of the Irvine Zoning Ordinance shall be required for all residential developments within this planned

community. These plans shall indicate the relationship between the proposed development and plans for the improvement of the Edison right-of-way. Preliminary and final site plan review for commercial development shall be in accordance with section V.E-332.8 of the regulations for this planned community.

(29) Village edge plans for Culver and Irvine Center Drive shall be approved by the director of community development prior to or concurrent with the processing of the first site plan within this planned community. The edge treatment along Harvard Avenue shall be reviewed by the director of community development at the time of processing of the first site plan for that area.

(30) The planned community shall be developed in accordance with the phasing plan contained in these regulations and all applicable provisions of the Irvine Zoning Ordinance. Phase I shall consist of thirty-two (32) acres of specialty commercial and two hundred fifty (250) units of medium-high density. Phase II shall consist of seven hundred twenty-five (725) units of medium-high density units and two hundred fifty (250) medium density units.

(31) All development in this planned community must comply with the adopted mitigation measures contained in the final EIR.

(32) A master plan showing potential locations for bus stops and bus shelters shall be reviewed by the transportation commission and approved by the planning commission in conjunction with the processing of the first tentative map within the planned community.

(33) Prior to approval of the first tentative tract map in the Home Improvement Center, the landowner or landowners shall prepare a map which indicates where the required lower cost units will be located and the number of units to be developed at each location. The landowner shall distribute the sites so as to prevent an undue concentration of lower cost housing in any one location. The landowner of any one of the parcels shown on the map as a site for lower cost housing shall be required to inform any potential purchaser/-developer that this site is intended to be used

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to fulfill the city's requirements. This condition shall run with the land until the units have been constructed.

Modification of the map shall be permitted as long as 1) the modification does not jeopardize fulfillment of any inclusionary requirement assigned to the area covered by the map and 2) the landowner making the modification submits a revised copy of the map to the city. If as a result of this modification a site which was designated for lower cost housing is no longer designated for this purpose, the site may be sold without restriction.

(34) Developers who must fulfill inclusionary requirements shall contract either with the city or with an organization approved by the city to screen potential tenants or buyers. The community development department shall be responsible for keeping a list of such organizations. Developers must submit a notarized letter stating which organization they intend to use and a letter confirming the arrangements from the organization. This screening process shall ensure that the initial tenants or buyers of inclusionary units are within the income group specified by the requirement.

(35) Developers who fulfill inclusionary requirements using for-sale units shall include a requirement in their sales contracts that the initial buyer must occupy the unit for at least one (1) year.

(36) Should traffic generated by development within this planned community directly result in traffic volumes on Deerfield Avenue, between Culver and Yale, in excess of eighty (80) percent of that facility's capacity (capacity is defined as ten thousand (10,000) vehicles per day along the two-lane section of Deerfield) within a ten-year period from approval of the subdivision map on this planned community, Deerfield Avenue shall terminate in a cul-de-sac at Yale. The developer is required to post surety in a sufficient amount, as determined by the director of community development, for this potential project.

(37) Prior to issuance of building permits for housing within Phase II of the planned community, the developer shall submit a

proposal for the relocation of the existing recreational vehicle storage spaces. Such plan shall be subject to review and approval by the director of community development. The recreational vehicle spaces shall be provided either within the boundary of the planned community or at alternate locations approved by the city.

(38) The city shall explore the feasibility of providing a pool and other recreational amenities at the proposed apartment complex while still remaining in compliance with applicable HUD regulations.

(39) In conjunction with the approval of the site plan for the commercial center, the city shall establish limits on truck delivery hours to ensure that commercial operations are compatible with adjacent residential development.

(40) The developer shall be required to provide the city with sale price information on for-sale units as sales of new units progress. The developer shall also be required to establish a program for monitoring speculation in the for-sale market rate units and its effect on the resale price of the units.

(41) Due to the rezoning of the specialty commercial area of the Home Improvement Center, and since a conditional use permit and site design have been previously approved by the planning commission, prior to the issuance of building permits for Phase II of the commercial area, a revised site design for Area 3 must be submitted by the applicant for the review and approval of the planning commission. At this time, consideration will be given to parking ratios in relation to the square footage and land uses for the entire project (both phases). Site plan review shall be in accordance with section V.E-332.8 of these regulations. (Ord. No. 82-9, § 4a, 7-13-82)

V.E-332.3. General residential development standards.

(a) *Building Setbacks From Streets:* The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line. However, structures which abut a plaza, park, mall, greenbelt or other permanent open space may abut the common

property line as long as they have no openings onto such appurtenances.

<i>Right-of-Way Designation</i>	<i>Minimum Setbacks (feet)</i>
Irvine Center Drive...	32
Culver Drive	32
Collector	15
Private and Local	15*
So. Calif. Edison Right-of-Way	0*

*subject to final site plan review

The paved street width for private streets (or where required by the city, paved street width and sidewalks) shall constitute the boundary from which setback lines for structures shall be established.

All setbacks shall include the village buffer or any portion thereof where a village edge is identified in the general plan.

(b) *Private Street/Drive Standards:* Private streets and drives shall be in accordance with the following standards:

- (1) Private drives serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width/travel way of twenty-four (24) feet for streets greater than one hundred fifty (150) feet, twenty (20) feet for streets less than one hundred fifty (150) feet.
- (2) Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-eight (28) feet for streets greater than one hundred fifty (150) feet, twenty-four (24) feet for streets less than one hundred fifty (150) feet.
- (3) Private streets with on-street parking permitted on one (1) side shall have a minimum paved width of thirty-two (32) feet for streets less than one thousand (1,000) feet, thirty-six (36) feet for streets greater than one thousand (1,000) feet.
- (4) Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36)

feet for streets less than one thousand (1,000) feet, forty (40) feet for streets greater than one thousand (1,000) feet.

Street widths deviating from the above may be approved by the director of community development in keeping with approved guidelines and/or ordinances.

(c) *Parking ratios:* Parking requirements for all residential units shall be based upon the parking standards as set forth in sections V.E-400—V.E-406 of the Zoning Ordinance. Should a deviation from these standards be desired or requested at the time of actual site design, the applicant shall submit a parking study for review by the transportation commission and planning commission outlining the appropriate off-street parking ratio for the proposed rental and/or for-sale residential units.

(d) *Garage and Carport Placement:* The minimum setback from the ultimate right-of-way allowed for carports and garages shall be five (5) feet. No garage or carport shall be set back between the distances of eight (8) and eighteen (18) feet. When the setback is less than eight (8) feet, an automatic garage door opener shall be required.

Where garages and carports are entered directly from an alley or private street, the setback shall be a minimum of three (3) feet for a garage; and the setback may be zero (0) feet for a carport.

(e) *Trellis:* Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to the property line in the side or rear yard as permitted by the Uniform Building Code (UBC). In side yards, the maximum height shall be equal in height to first floor double plate, but not exceeding nine (9) feet.

(f) *Fences, Hedges and Walls:* The height of fences, hedges and walls constructed as acoustical barriers shall be reviewed and approved by the director of community development. All other fences shall be limited to a maximum of six (6) feet, subject to the provisions of section V.E-300(f)(5)d of the city's zoning ordinance. Fences, walls and

hedges may encroach into the required setback areas for main structures.

(g) *Side and Rear Yard Setbacks:* Side or rear yard setback may be zero provided that:

- (1) The lot adjacent is held under the same ownership at the time of initial construction, and the minimum setback for such adjacent lot is either zero or not less than ten (10) feet; and
- (2) The opposite side yard setback is not less than ten (10) feet and is perpetually maintained free and clear from any obstructions other than a three-foot eave encroachment; swimming pools, normal landscaping; removable patio covers which may extend to and not more than five (5) feet of the side property line, or garden walls or fences crossing said setback provided they are equipped with a gate, and may be equal in height to first floor double plate but not exceeding nine (9) feet; and
- (3) Walls located at the zero side yard setback shall conform to the Uniform Building Code and applicable city building regulations.
- (4) No portion of the dwelling or architectural features shall project over any property line.

V.E-332.4. Medium density residential, Area 1.

(a) *Uses Permitted:*

- (1) Single-family dwellings, detached and attached, conventional and cluster.
- (2) Multifamily dwellings.
- (3) Accessory buildings, structures and uses where related and incidental to a permitted use.

(b) *Uses Permitted Subject to a Conditional Use Permit:*

- (1) Model home complex.

(c) *Development Standards:*

- (1) *Building height:* Maximum building height for all residential buildings shall be fifty (50) feet or FAA regulations, whichever is more restrictive.

(2) *Minimum lot size:*

- a. *Cluster development:* Where an approved tentative tract map designated the proposed use as a cluster development of single-family dwellings (attached or detached), the following shall apply:

1. *Building site area:* A minimum building site area of one thousand (1,000) square feet per unit shall be allowed. However, the average building site area (to include all areas shown on the subdivision map exclusive of public parks, and flood control channels) shall be determined by the maximum number of dwelling units allowed in the statistical analysis for these areas.

2. *Building setbacks:* Refer to Section V.E-332.3, General Development Standards, of these Planned Community District Regulations.

- b. *Conventional development:* Where an approved tentative tract map designates the proposed use as a conventional development of single-family dwellings (attached or detached), the following shall apply:

1. *Building site area:* Minimum building site area of four thousand (4,000) square feet per unit shall be allowed.

2. *Building setbacks:* Refer to section V.E-228(b)(1)b of the Irvine Zoning Ordinance.

- (3) *Building site coverage:* The maximum area of building site coverage shall be fifty (50) percent of the net area of the site.

V.E-332.5. Medium high density residential, Area 2.

(a) *Uses Permitted:*

- (1) Single-family dwellings, attached and detached, conventional and cluster.
- (2) Multifamily dwellings.

- (3) Accessory buildings, structures and uses where related and incidental to permitted use.

(b) *Uses Permitted Subject to a Conditional Use Permit:*

- (1) Model home complex.

(c) *Development Standards:*

- (1) *Building height:* Maximum height for all buildings shall be fifty (50) feet or as per FAA regulations, whichever is more restrictive.

- (2) *Building site coverage:* Refer to section V.E-228(c)(3) of the Irvine Zoning Ordinance.

- (3) *Building setbacks:* Refer to section V.E-228(c)(2) of the Irvine Zoning Ordinance for attached uses and section V.E-228(b)(1)b of the Irvine Zoning Ordinance for conventional uses.

V.E-332.6. Specialty commercial, Area 3.

(a) *Uses Permitted:*

- (1) Retail businesses related to home improvements such as but not limited to:

- a. Hardware.
- b. Carpet.
- c. Paint and wall covering.
- d. Lumber, retail and wholesale.
- e. Furniture.
- f. Household fixtures.
- g. Nursery stock.
- h. Plumbing.

- (2) Offices related to home improvements such as, but not limited to:

- a. Building contracting.
- b. Interior design.
- c. Architecture.
- d. Civil engineering and surveying.

- (3) Restaurants, coffee shops and delicatessens.

- (4) Financial institutions.

- (5) Commercial condominiums.

- (6) Accessory structures and uses necessary and customarily incidental to permitted uses.

- (7) General retail sales and service uses not related to home improvements provided the total of these uses and other non-home improvement uses listed in V.E-332.6 do not exceed forty-nine (49) percent of gross floor area in Area 3.
- (8) General office uses not related to home improvements provided these uses are part of the forty-nine (49) percent limitation on non-home improvement uses and the total of all office uses including those listed in (2) above do not exceed ten (10) percent of gross floor area in Area 3.

Gross floor area shall consist of the square footage area within the exterior facade, excluding penthouse or basement areas which are used exclusively to house mechanical and other building operating equipment.

(b) *Uses Permitted Subject to a Conditional Use Permit Approved by the Planning Commission:*

- (1) Fast-food restaurants.
- (2) Permanent outdoor sales and storage.
- (3) Discount center.
- (4) Service station.
- (5) Motor vehicle service and repair facilities in association with auto accessories sales.

(c) *Uses Permitted Subject to a Conditional Use Permit Approved by the Planning Commission and a Sixty-Day Prior Public Notice to All Homeowner Associations Within a One-Mile Radius of the Proposed Use:*

- (1) Liquor stores.
- (2) Convenience markets.

Said conditional use permit applications shall analyze the potential impacts of increased traffic generated by the proposed use upon the local street system.

(d) *Uses Prohibited:*

- (1) Motor vehicle service and repair facilities not associated with auto accessory sales.
- (2) Video arcades. (Ord. No. 82-9, § 4, 7-13-82)

V.E-332.7. Community facilities, all areas.

(a) *Uses Permitted:* The following uses shall be allowed in all land use districts:

- (1) Parks, playgrounds, recreation facilities, open green areas and riding, hiking and bicycle trails.
- (2) Public schools, governmental and community facilities.
- (3) Accessory buildings, structures and uses related and incidental to a permitted use.

(b) *Uses Permitted Subject to the Approval of a Conditional Use Permit by the Planning Commission:*

- (1) Private schools.
- (2) Churches.
- (3) Fire stations.
- (4) Establishments for the care of preschool children.
- (5) Other similar public and quasi-public uses.

(c) *Development Standards:*

- (1) *Building height:* Maximum height for all buildings shall be fifty (50) feet or subject to the regulations of the FAA, or as established during conditional use permit procedures. Building height shall also be limited by provisions of applicable building codes.
- (2) *Building setbacks:* Twenty-five (25) feet from all interior residential property lines or as stated in section V.E 322.3A for street setbacks. No building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of the nonresidential structure above the pad elevation of the residential site shall apply. Any structure which abuts upon a plaza, park, mall, greenbelt or other permanent open space may abut the common property line.

V.E-332.8. Commercial review process.

(a) *Introduction:* Because of the varied nature of the nonresidential uses proposed for the village, it is necessary to create a review process which provides the City of Irvine with

adequate controls over future development while providing an applicant with timely direction during the site design phase of the project.

Site plan review of the specialty commercial site will be divided into two (2) steps. The first step shall consist of submitting a preliminary site plan for the entire site, delineating the program of uses, design standards and site layout. This plan will be reviewed by the transportation commission for comments and recommendations and then transmitted to the planning commission for final review and approval.

The second step shall be the final site plan for each parcel. These plans shall be consistent with the program of uses delineated on the preliminary site plan. The final site plan will be subject to the review and approval of the director of community development. Any decision of the director of community development may be appealed to the planning commission within fifteen (15) days.

(b) *Preliminary Site Plan Review:* The applicant shall submit the preliminary site plan review drawn to scale and shall indicate the following information:

- (1) Lot or site configuration.
- (2) Location of buildings.
- (3) An architectural program for the area delineating the basic character and form of the buildings and structures and their relationship to each other.
- (4) Basic dimensions of perimeter walls and fences, to include materials proposed.
- (5) Off-street parking to include location, number of spaces (regular and compact), dimensions of parking area and internal circulation pattern and access.
- (6) Pedestrian, bicycle, vehicular and service circulation, including significant points of ingress and egress.
- (7) The general character and configuration of the interior lighting plan for the entire area.

- (8) The location and general nature of landscaping elements, including street-scape plan.
- (9) Street alignments.
- (10) Provisions for security and fire protection.
- (11) Any other information deemed necessary by the director of community development.

(c) *Final Site Plan Review:* The applicant shall submit the final site plan review drawn to scale and shall indicate the following information:

- (1) Elevations of all buildings.
- (2) Building materials.
- (3) Location of buildings.
- (4) Plot plan and location of any facilities other than structures.
- (5) Access and circulation plan for individual building site.
- (6) Landscape and lighting plans for the area immediately adjacent to the buildings.
- (7) Floor plans.
- (8) Contours and pad elevations.
- (9) Any existing easements.
- (10) Method of handling storm water.
- (11) Location, type and size of existing trees.

(d) *Planning Commission Findings:* Preliminary site plan review shall be processed in sixty (60) working days. The planning commission shall approve, approve with conditions, or disapprove the preliminary site plan. In approving these plans the planning commission shall find that:

- (1) All provisions of the Home Improvement Center Planned Community district regulations are complied with.
- (2) The projected traffic can be accommodated by the proposed circulation system; pedestrian, bicycle and vehicular

safety and welfare are protected; and there will be minimal adverse environmental impacts with the application of appropriate mitigation measures as set forth in the environmental documentation approved by the City of Irvine.

(e) *Revisions to Site Plans:* Minor revisions shall be made subject to the approval of the director of community development. Revisions other than those determined by the director of community development to be minor in nature shall be made pursuant to the same procedure as set forth in this section for the review and approval of the preliminary site plan.

Legal Description:

Those portions of Lots 190 and 195, Block 62 of Irvine S Subdivision in the City of Irvine, County of Orange, State of California, as per map filed in Book 1, page 88 of Miscellaneous Record Maps, records of said county, described as follows:

Beginning at the intersection of the southwesterly line of said Lot 190 with the center line of Culver Drive, 120.00 feet wide, as described in the deed to the County of Orange recorded October 24, 1969, in Book 9118, page 82 of Official Records of said county; thence North 40°39'18" East 2407.92 feet along said center line to the northeasterly line of Parcel "B" as described in the deed to The Irvine Company recorded May 17, 1973, in Book 10700, page

722 of said Official Records; thence North 49°20'24" West 2376.65 feet along said northeasterly line and the northeasterly line of that certain land described in the deed to Southern California Edison Company recorded April 19, 1973, in Book 10651, page 759 of said Official Records to the most northerly corner of said land; thence South 41°22'32" West 1049.54 feet along the northwesterly line of said land and the southeasterly line of that certain land described in the deed to Southern California Edison Company recorded May 17, 1973, in Book 10700, page 719 of said Official Records to an angle point therein; thence South 39°25'44" West 101.08 feet continuing along said southeasterly line to a point on the center line of proposed Irvine Center Drive, said center line being a nontangent curve concave westerly having a radius of 1800.00 feet, a radial to said point bears North 59°50'30" East; thence along said center line the following courses and curves: Southerly 810.61 feet along said curve through an angle of 25°48'09"; South 4°21'21" East 472.01 feet to the beginning of a curve concave northeasterly having a radius of 1800.00 feet; southeasterly 1413.72 feet along said curve through an angle of 45°00'00"; South 49°21'21" East 100.00 feet to said center line of Culver Drive; thence 40°37'14" East 30.00 feet along last mentioned center line to the point of beginning.

Sec. V.E-333. Reserved.

Editor's note—Sections V.E-333.1—V.E-333.9, the Main and Jamboree Planned Community, derived from Ord. No. 81-4, § 3, adopted May 12, 1981, has been deleted as superseded by the Irvine Business Complex established in §§ V.E-326.1—V.E-326.10 by Ord. No. 82-7, adopted June 22, 1982.

Sec. V.E-333. Main and Jamboree Planned Community.*

V.E-333.1. General; intent and purpose.

The intent of the planned community regulations contained herein is to guide the planning, design and development of a specialty commercial center, and an industrial support area consistent with the City of Irvine General Plan.

The 48-acre project site is located southeast of the intersection of Main Street and Jamboree Boulevard, and is proposed to create a hotel/motel specialty commercial center and industrial support area. (Ord. No. 81-4, § 3, 5-12-81)

V.E-333.2. Statistical analysis.

The Main and Jamboree Planned Community has been divided into two (2) basic development groups;

Use	Gross Acres ¹
I. Specialty Commercial	15.0
II. Industrial Support	32.8
	—
Total Site Area	47.8

¹Gross acreage includes the entire development site but does not include perimeter arterial roads, perimeter or interior utility rights-of-way.

V.E-333.3. Notes.

(1) Within the planned community area, the continued use of the land for agricultural purposes with uses, structures and appurtenances accessory thereto shall be permitted subject to the provisions of the "Agricultural" "A" District of the City of Irvine Zoning Ordinance.

(2) Mass grading will be permitted within the planned community area outside of an area of immediate development upon the securing of a grading permit. During site development, preparation and construction, the hours of operation shall be limited to the period between 7:00 a.m. and 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. No activities, including maintenance work that might be required on any equipment used in grading and/or construction, will be permitted outside of these hours except in emergencies unless a temporary waiver is granted by the

*Editor's note—In the inclusion of Ord. No. 81-4, adopted May 12, 1981, the editor has redesignated the sections of the ordinance to conform to the numbering system used in these regulations.

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director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units.

(3) The property lies within the boundaries of the Irvine Industrial Area Master Plan of Drainage which has been adopted by the City of Irvine. Developers of the land will be required by the city to participate in this master plan in a manner meeting the approval of the director of community development. Said participation may include the construction of master plan facilities and/or dedication of rights-of-way and/or payment of drainage fees. Permanent flood control improvements shall be completed before issuance of certificates of use and occupancy.

(4) Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Main and Jamboree Planned Community except that which complies with all provisions of applicable building codes and the various mechanical codes related thereto.

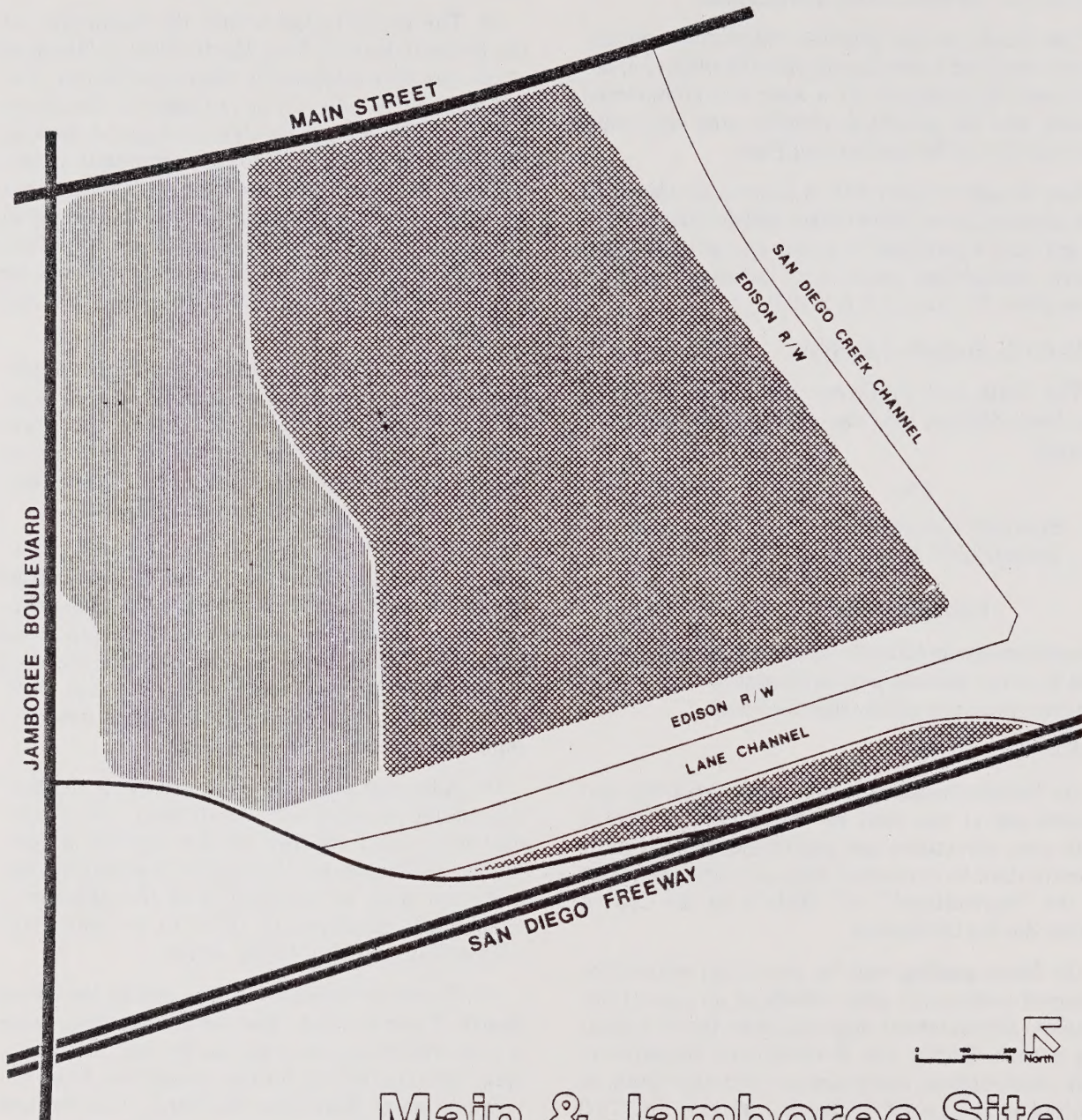
(5) Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Irvine Zoning Ordinance. Whenever the regulations contained herein conflict with the regulations of the Planned Community District Regulations, Section V.E-227—V.E-232, City of Irvine, the regulations contained herein shall take precedence.

(6) All access plans, necessary right-of-way dedication and improvements shall meet with the requirements and approval of the director of community development. Approval of a conceptual access plan shall be obtained from the director of community development prior to or concurrent with submittal of site design review.

(7) Water service shall be provided by the Irvine Ranch Water District. The use of reclaimed water is encouraged in such areas as, but not limited to, greenbelts, parks and for fire protection. Final determination of feasibility, standards, location and timing for reclaimed water utilization within any development area shall be made by the Irvine Ranch Water District and reviewed and approved by the director of community development.

(8) Sewage disposal facilities within the subject planned community will be supplied by Orange County Sanitation District No. 7.

(9) Prior to the issuance of grading permits for any portion of the planned community, the director



Main & Jamboree Site

Land Use Plan

- Specialty Commercial
- Industrial Support

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of community development shall ascertain that the developer has notified a qualified archeologist and paleontologist and that they be permitted on the site during grading operations. The archeologist and paleontologist should also attend pregrade meetings to discuss the importance of avoiding areas subject to preservation and to attest to adherence of constraints. Additional sites or finds during grading operations shall be subject to the city's HAP policies.

(10) A plan for erosion control and silt control during grading and construction shall be prepared and submitted to the California Regional Water Quality Control Board for their approval prior to issuance of a grading permit.

(11) In conjunction with the design of the development, the developer shall consider the inclusion of energy conservation measures, such as but not limited to the alignment of streets and orientation and configuration of structures, so as to take the maximum advantage of prevailing winds and relative position of the sun and the provision of ready access to alternative means of transportation. At the time of the filing of the tentative subdivision map, the developer shall submit a statement to the director of community development setting forth the energy conservation measures incorporated into the design of the development and stating why other energy conservation measures, such as those noted in the environmental impact report for the development, have not been or could not be included in the design of the development.

The City of Irvine does not have an adopted energy policy. Until the city adopts such a policy, consideration shall be given to other factors such as cost, terrain and scale of project, as to whether or not energy conservation measures can be incorporated into the development.

(12) All construction and business operations within the Main and Jamboree Planned Community shall be subject to the provisions of section VI.K-301—312 of the Code of Ordinances of the City of Irvine (Noise Regulations).

(13) Prior to or coincidental with the filing of any tentative subdivision map, the developer will submit a drainage plan to the director of community development.

(14) Approval by the air pollution control district of any plans, devices or facilities for the control of air pollutants that fall under the jurisdiction

of the South Coast Air Quality Management District shall be required.

(15) No operation involved in the manufacture, compounding, assembling, processing or treatment of any product, and no material stored on property within the subject planned community shall be injurious to the health, safety or welfare of persons residing or working in the neighborhood.

(16) A detailed geologic and soils report will be submitted to the director of community development prior to the approval of tentative maps within this planned community. If geologic or soils hazards are found to exist, conditions will be applied or uses will be limited to mitigate the possible effects of these hazards.

(17) Temporary storage of construction materials shall be permitted in any area provided that such storage shall be on the same site and concurrent with construction activity and that such use shall be permitted until the issuance of a certificate of use and occupancy for the buildings being constructed.

(18) (a) Based on the traffic impacts projected for this planned community, the maximum amount of development permitted in the area designated as industrial support shall be a total of six hundred sixty-five thousand (665,000) square feet of gross floor area except as noted in (18)(b) below. Of this six hundred sixty-five thousand (665,000) square feet, the floor area developed in bank and financial institution uses shall not exceed fifteen thousand (15,000) gross square feet, in restaurant use fifteen thousand (15,000) gross square feet, and in fast food restaurant use five thousand (5,000) gross square feet except as provided in (b) below. The remaining gross square footage of floor area may be developed with any other uses allowed in the industrial support area.

(b) If the amount of gross square footage developed in banks and financial institution uses, restaurant, and fast food restaurant is below the maximum limits stated in (a) above, the remaining square footage can be developed with other permitted uses. The total square footage may exceed six hundred sixty-five thousand (665,000) gross square feet as long as the traffic generated by the project during the peak hour does not exceed the amount identified in the environmental document certified

for this planned community (see appendix 1). The determination as to whether or not the traffic generated by the new mix of uses will exceed the peak hour traffic demand allowed for this project by the environmental document shall be made by the director of community development.

- (c) Upon submittal of any final site plan or required conditional use permit application for review, the gross floor area and traffic generation projections for each increment of development, as well as the cumulative gross floor area and traffic generation projections, shall be provided.

(19) No final inspections on any permanent structures can be performed for any building in the Main and Jamboree Planned Community prior to the completion of the following circulation improvements by the developer:

- (a) Full improvements to Main Street from the San Diego Creek to Jamboree, including but not limited to dual westbound left-turn lanes, and two (2) eastbound through lanes.
- (b) Full improvements to Jamboree from the I-405 northbound off-ramp to Main Street, including but not limited to final pave-out, sidewalks, and an additional northbound right-turn deceleration lane at the Jamboree access location. Length and specific design of said access shall be approved by the director of public works.
- (c) Modification of the Main and Jamboree traffic signal to accommodate the improved intersection geometrics, plans and specifications subject to approval by the director of public works.
- (d) Provision of a traffic signal and interconnect to the master traffic controller system on Main Street at the full site access.

(20) The applicant has guaranteed the financing for construction of the Harvard Avenue—I-405 overcrossing in accordance with the Circulation Phasing Task Force Report of September 1979. The design of this overcrossing and the timing of its construction shall be subject to the approval of the director of public works.

(21) Prior to issuance of building permits, the applicant shall enter into agreements and post surety for one hundred (100) percent of the design, Supp. SPC No. 10

construction and inspection of the Jamboree median landscaping between I-405 and Main Street. This landscaping shall be completed prior to the performance of final inspections on any permanent structures built in the specialty commercial area.

(22) Prior to or concurrently with the submittal of the first site plan for the industrial support area, the applicant shall provide an analysis of the potential use of a portion of the industrial support area to be purchased, developed and maintained by others for a park-and-ride facility. Said analysis shall be reviewed and approved by the transportation commission. If a decision is reached to establish a park-and-ride facility at this location, and if this facility is to be financed through private means, the applicant shall not be required to contribute more than a fair share of the cost.

(23) A transportation management plan for the Main and Jamboree site shall be submitted by the developer and approved by the transportation commission prior to the issuance of building permits.

(24) The interiors of nonresidential structures shall be sound attenuated from exterior noise to meet the following intrusive interior noise criteria:

<i>Use</i>	<i>Leg(12)</i>
Private office	40 to 50
General office	45 to 55
Bank, retail, store, and restaurants	50 to 55
Assembly, testing	65 to 75

Leq (12) is the energy average noise level for the twelve-hour period of 7:00 a.m. to 7:00 p.m.

(25) The interiors of motel and hotel structures shall be attenuated from exterior noise in conformance with title 25 of the California Administrative Code.

(26) The area adjacent to the Edison right-of-way shall be landscaped to a minimum depth of ten (10) feet. For the specialty commercial area, this landscaping will be delineated through the preliminary site plan review process. This landscaping shall be installed as approved prior to the performance of final inspections on any permanent structures built in the specialty commercial area. For the industrial support area, a landscape plan shall be submitted delineating a minimum ten-foot-wide boundary landscape strip along the Edison right-of-way. This landscape plan shall be submitted to the director of community development prior to

the approval of any site design for property located in the industrial support area. The landscaping will be installed as approved incrementally as parcels bordering the Edison right-of-way develop.

(27) The area adjacent to the San Diego Freeway right-of-way shall be landscaped to a depth of approximately thirty (30) feet. For the specialty commercial area, the depth of this landscaping shall be a minimum of thirty (30) feet until it intersects the Southern California Edison right-of-way and shall be depicted on the preliminary site plan. This landscaping shall be installed as approved prior to the performance of final inspections on any permanent structures built in the specialty commercial area. For the industrial support area, the exact depth of this landscaping shall be determined through a landscape plan submitted for the area located between the Lane Channel and the San Diego Freeway. This landscape plan shall be submitted to the director of community development prior to the approval of any site design for property located in the area bounded by the Lane Channel and the San Diego Freeway. In no case shall landscaping be required to be installed in the area bounded by the Lane Channel and the San Diego Freeway until access is obtained to that area.

(28) Concurrently with the submittal of the preliminary site plan or the first tentative map for the specialty commercial district, the applicant shall submit an analysis of the intersection of Main Street and Jamboree specifically addressing the need for a right turn from northbound Jamboree to eastbound Main Street. Said right-turn lane may encroach into the setback area.

(29) Any preliminary site plans, parcel maps or conditional use permits shall take into account and be consistent with the general plan specified riding and hiking trails and associated specific plans.

(30) If a funding mechanism for future area-wide circulation improvements in IIC-West is implemented, the developer shall participate in paying a fair share of these improvements, recognizing other contributions required on this project. Such improvements may include but not be limited to freeway or freeway access improvements. Such improvements may also include a fair share contribution to an internal transit system currently under study and intended to serve the residential, commercial and industrial residents of the city. (Ord. No. 81-4, § 3, 5-12-81)

V.E-333.4. Definitions.

A. *Gross Floor Area.* Gross floor area shall consist of the square footage area within the exterior facade, excluding penthouse or basement areas which are used exclusively to house mechanical and other building operating equipment.

B. For the purpose of this section, all other definitions shall be as provided in sections V.E-103—V.E-128 of the City of Irvine Zoning Ordinance. (Ord. No. 81-4, § 3, 5-12-81)

V.E-333.5. Specialty commercial; intent and purpose.

It is the intent of this specialty commercial district to establish a major hotel/motel complex that, in addition to providing lodging and other hotel facilities, will provide complementary services and retail commercial opportunities for its users. The complementary retail and service uses will be provided within the hotel/motel itself and/or as free-standing buildings elsewhere on the site. The emphasis of this district is to create a self-contained destination that will eliminate the need for business and tourist users to venture off-site to obtain basic services and retail goods.

A. *Uses Permitted:*

- (1) Hotels and motels.
- (2) Hotel related retail and service uses of a type and scale that primarily serve the hotel/motel users, such as but not limited to the following:
 - (a) Banks.
 - (b) Clothing and similar retail uses.
 - (c) Gift shops.
 - (d) Travel agencies.
 - (e) Beauty shops.
 - (f) Barbershops.
 - (g) Commercial recreation.
- (3) Restaurants and coffee shops.
- (4) Accessory uses and structures related to a permitted use.

B. *Uses Subject to a Conditional Use Permit Approval by the City of Irvine Planning Commission:*

- (1) Automobile service stations.

- (2) Fast food restaurants.
- (3) Health and/or athletic club facilities. (Ord. No. 81-4, § 3, 5-12-81)

V.E-333.6. Industrial support.

It is the intent of the industrial support district to create an area that combines general industrial, with business and professional offices and industrial support activities that are complementary to the surrounding industrial area. It is also the intent of this district to allow industrial support activities that result in the sale of products and services relating only to the immediate industrial complex. Goods manufactured on the site may be sold at the site.

A. Uses Permitted:

- (1) Business and professional offices, such as but not limited to the following:
 - (a) Accountants.
 - (b) Attorneys.
 - (c) Engineers, architects, planners, etc.
 - (d) Advertising agencies.
 - (e) Employment agencies.
 - (f) Escrow and real estate companies.
 - (g) Insurance companies.
 - (h) Corporate headquarters.
 - (i) Photographers, artists, etc.
 - (j) Travel agencies.
- (2) Uses primarily engaged in research activities, including research laboratories, developmental laboratories and compatible light manufacturing.
- (3) Service industries and businesses which provide a service as opposed to the manufacture of a specific product, such as but not limited to the following:
 - (a) The repair and maintenance of appliances or component parts.
 - (b) Tooling.
 - (c) Printers.
 - (d) Testing shops.
- (4) Blueprinting, photostating, photoengraving, publishing and bookbinding.

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- (5) Public utilities and accessory facilities.
- (6) Cafeteria, food service or auditorium accessory with and incidental to a permitted use.
- (7) Accessory uses and structures when related and incidental to a permitted use.

B. Uses Subject to Building Square Footage Clearance Approved by the Director of Community Development:

- (1) Restaurants, coffee shops.
- (2) Banks and other financial offices (except in cases where these uses have drive-through facilities, they must obtain a conditional use permit approved by the planning commission).

Clearance must be granted in accordance with Section V.E-333.8—Industrial Support Group.

C. Uses Subject to a Conditional Use Permit Approval by the City of Irvine Planning Commission:

- (1) Automobile service stations.
- (2) Fast food restaurants.
- (3) Health and athletic facilities.
- (4) Banks and financial offices with drive-through facilities.

D. Uses Subject to Conditional Use Permit Approval by the City of Irvine Zoning Administrator:

- (1) General manufacturing and/or assembling.
- (2) Industries engaged in distribution, storage and warehousing.
- (3) Car rental and associated vehicle storage.
- (4) Outdoor storage of materials.
- (5) Caretaker's quarters.

E. Limits on Building Square Footage: The maximum building area that may be utilized for any permitted use or use subject to a conditional use permit shall be consistent with note (18), Section V.E-333.3. (Ord. No. 81-4, § 3, 5-12-81)

V.E-333.7. General development standards.

It is the intent of this section to set forth standards, guidelines and criteria for development of the uses specified in Sections V.E-333.5 and V.E-333.6. The requirements of this section shall apply to all specialty commercial and industrial support uses as

permitted. Except as indicated below, all development standards as stated in section V.E-230 of the City of Irvine Zoning Ordinance shall apply.

A. Site Requirements:

- (1) The minimum site size for all commercial parcels shall be ten thousand (10,000) square feet. The minimum site size for all other parcels shall be thirty thousand (30,000) square feet.
- (2) There shall be no minimum size for individual industrial condominium and office condominium units.
- (3) The maximum building site coverage shall be fifty (50) percent of the net site area.

B. Setbacks:

Specialty commercial:

- (1) Building setbacks from the ultimate right-of-way for Main Street and Jamboree Boulevard shall be a minimum of thirty (30) feet.
- (2) Building setbacks from the ultimate right-of-way of interior streets shall be a minimum of thirty (30) feet, which may be reduced to ten (10) feet for architectural projections. Architectural projections may include roof overhangs, trellises, porte-cocheres, bay windows, balconies and stairs.
- (3) Building setbacks from interior side yards shall be a minimum of ten (10) feet.
- (4) The minimum building setback from rear property lines shall be zero (0) feet.

Industrial support:

- (1) All buildings shall be set back from the ultimate right-of-way of streets a minimum distance of thirty (30) feet.
- (2) Building setbacks from interior side yards shall be a minimum of ten (10) feet.
- (3) The minimum building setback from rear property lines shall be zero (0) feet.

C. Maximum Building Height: The maximum height of all structures shall be in accordance with Federal Aviation Administration regulations for John Wayne Airport.

D. Landscaping:

Special landscape areas:

- (1) Special landscape areas shall be provided adjacent to Jamboree Boulevard and Main Street. The area adjacent to Jamboree Boulevard shall have a minimum width of thirty (30) feet and parallel Jamboree Boulevard. The area adjacent to Main Street shall have a minimum width of eighteen (18) feet and parallel Main Street. Landscaping in this area shall consist of an effective combination of trees, ground cover, and shrubbery and may include such items as sidewalks, access driveways, allowed signs, lights, bus shelters, transit stations, and other similar appurtenances.
- (2) Landscaped strips shall be provided adjacent to the Edison right-of-way and along the frontage of the San Diego Freeway as required by notes (27) and (28) [of section V.E-333.3] of these planned community regulations.

Parking areas:

- (1) The intent of providing landscaping in parking areas is to offer relief to the monotony of rows of parked cars and to create an overhead canopy thus providing a vertical dimension to an otherwise dominantly horizontal element of the landscape. A minimum of fifteen (15) percent of that portion of the site devoted to parking shall be landscaped. The fifteen (15) percent landscape requirement for parking areas may be waived by the director of community development when design solutions indicate conformance with the intent of this section.
- (2) A minimum of one (1) fifteen-gallon tree per four (4) parking stalls shall be required in the parking area.

E. Parking Requirements:

- (1) The minimum number of parking spaces required shall be as identified in the Irvine Off-Street Parking Ordinance, section V.E-401 et seq., except that in buildings with four (4) or more stories, the square footage used to determine parking requirements shall not include the area used for elevator shafts, elevator lobbies, mechanical equipment and stairwells.

- (2) All other requirements shall be as per City of Irvine parking code (section V.E-401—407).

F. Performance Standards: Permitted uses shall be performed or carried out such that the operations do not cause or produce a nuisance to adjacent sites, such as but not limited to the encroachment of lighting, vibration, radio frequency interference, sound, electro-mechanical disturbance, electro-magnetic disturbance, radiation, air pollution, water pollution, and emission odors and/or matter. (Ord. No. 81-4, § 3, 5-12-81)

V.E-333.8. Site plan review procedures.

Specialty Commercial.

Site plan review of the specialty commercial area shall be divided into two (2) steps. The first step shall consist of the submittal of a preliminary site plan for the entire site. This plan shall be reviewed and approved by the planning commission. The second step shall consist of the submittal of final site plans. These plans shall be consistent with the preliminary site plan. Final site plans shall be reviewed and approved by the director of community development.

A. Preliminary Site Plan Review. The applicant shall submit the preliminary site plan in the form of a design program which shall indicate the following information:

- (1) Lot or site dimensions.
- (2) Location and configuration of common areas.
- (3) All buildings and structures to include proposed use, location and approximate size and height.
- (4) Side yards and distance between buildings.
- (5) Perimeter walls and fences, to include location, height and materials.
- (6) Off-street parking, to include location, number of spaces (regular and compact), dimensions of parking area and internal circulation pattern.
- (7) Pedestrian, bicycle, vehicular and service circulation, including points of ingress and egress to the site.
- (8) Loading areas, to include location, number of spaces, internal circulation.

- (9) The location and general nature of landscaping elements, including Jamboree Boulevard and other streetscape plans and free-way edge treatment, if applicable.

- (10) General architectural theme and building materials.

- (11) Other information deemed necessary by the director of community development.

B. Final Site Plan Review. The applicant shall submit the final site plan review in the form of drawings which shall indicate the following information:

- (1) Elevations of all buildings.
- (2) Building materials.
- (3) Access and circulation plan for the building site.
- (4) Landscape and irrigation plans for the building site.
- (5) Floor plans.
- (6) The character and configuration of exterior lighting for the site.
- (7) Contours and building pad elevations.

Minor revisions to final site plans shall be made subject to the approval of the director of community development. Revisions other than those determined by the director of community development to be minor in nature shall be made pursuant to the same procedure as set forth in this section for the review and approval of the preliminary site plan.

Industrial Support Group.

Site plan review for development within the industrial support area shall be required. No preliminary site plan review shall be required. Submittal requirements for site plan review shall be in accordance with section V.E-806 of the City of Irvine Zoning Ordinance. Site plans shall be subject to the review and approval of the director of community development.

Certain uses allowed in the industrial support group require a building square footage clearance approved by the director of community development (see section V.E-333.6.B). Prior to issuance of building permits or business licenses for any of these uses, the applicant shall submit a letter to the director of community development specifying the

proposed use, location and amount of square footage. This request shall be reviewed in light of note (18), section V.E-333.3 of this section. If it is the determination of the director of community development that the request fulfills the requirements of note (18), it shall be approved in writing, and clearance given that building permits and/or business licenses may be issued subject to the specific requirements of these permits and/or licenses. (Ord. No. 81-4, § 3, 5-12-81)

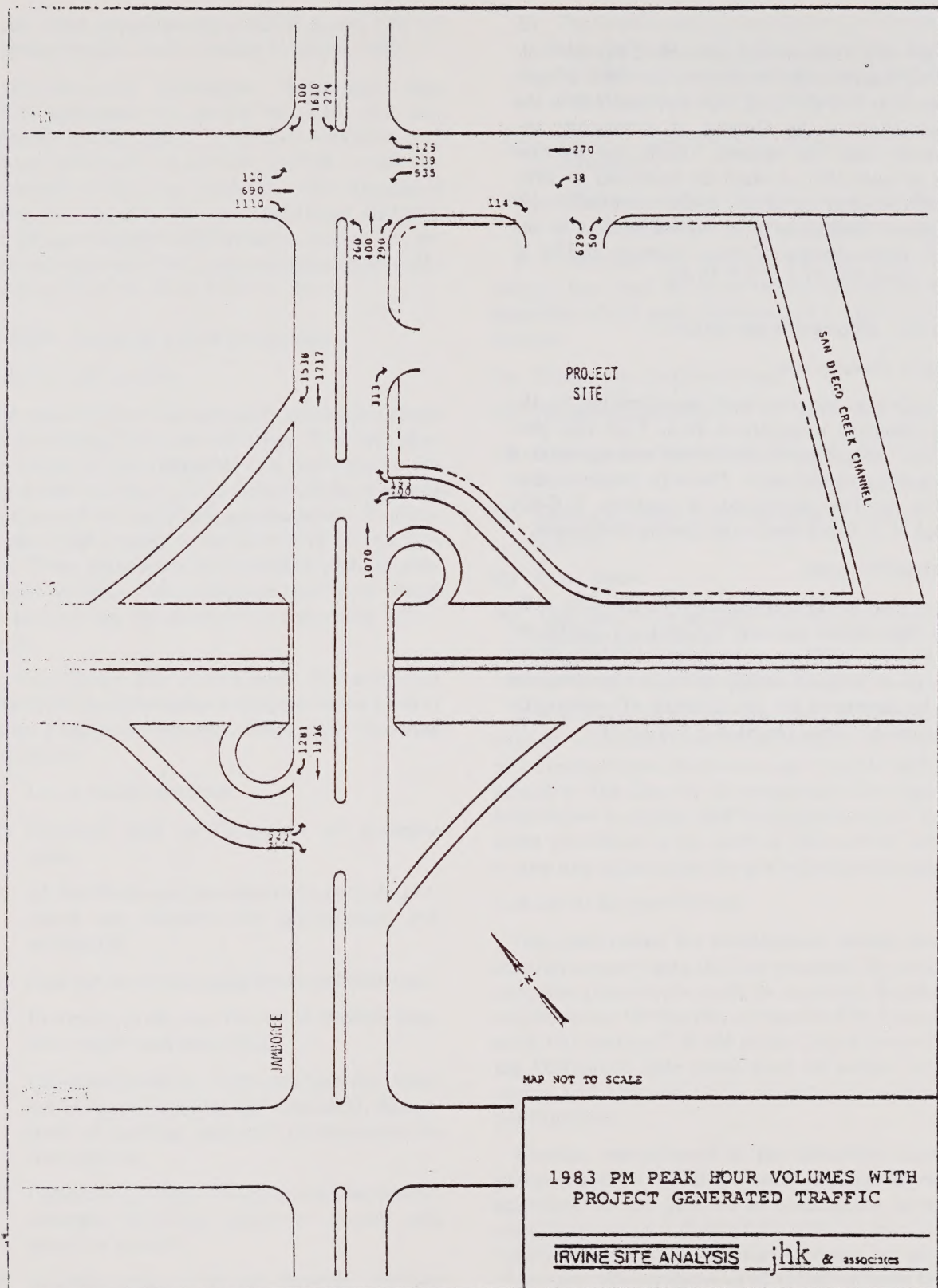
V.E-333.9. Sign review procedures.

Specialty Commercial.

A single sign program shall be submitted for the entire specialty commercial area. This sign program shall be subject to the review and approval of the planning commission. The sign program shall conform to the provisions of sections V.E-601 through V.E-688 of the Irvine Zoning Ordinance.

Industrial Support.

Signs shall be in accordance with the City of Irvine's regulations sections V.E-601—V.E-688; except where two (2) or more permitted uses or two (2) or more tenants occupy a site, a sign program shall be approved by the director of community development. (Ord. No. 81-4, § 3, 5-12-81)



APPENDIX 1

SPECIFIC PLANNED COMMUNITIES

TRIP GENERATION RATES

	<i>Units</i>	<i>Trip Ends per Unit *</i>	<i>Total Vehicles</i>
<i>Hotel (w/convention facilities)</i>	<i>475 occupied rooms</i>	<i>9.1 TE/ occupied rooms</i>	<i>4,318</i>
<i>Bank</i>	<i>15,000 SF</i>	<i>112.5 TE/TSF</i>	<i>1,687</i>
<i>Restaurant</i>	<i>10,000 SF</i>	<i>50.7 TE/TSF</i>	<i>507</i>
<i>Coffee shop</i>	<i>5,000 SF</i>	<i>106.9 TE/TSF</i>	<i>534</i>
<i>Fast food</i>	<i>1 unit</i>	<i>1,495 TE/Unit</i>	<i>1,495</i>
<i>Industrial support</i>	<i>630,000</i>	<i>13.4 TE/TSF</i>	<i>8,451</i>
			<i>16,992</i>

** Includes reduction for nonadded trips.*

APPENDIX 1

